

December 20, 2016

U.S. Environmental Protection Agency
c/o Matthew Didier
77 West Jackson Blvd., Mail Code SE-7J
Chicago, IL 60604-3507



Dear Mr. Didier and Additional U.S. EPA Grant Application Reviewers:

On behalf of the Southern Ohio Port Authority (SOPA), I am pleased to submit the following \$300,000 Brownfields Community-Wide Hazardous Substances and Petroleum Assessment Grant application to help address brownfield issues in our community. Portsmouth is a proud Appalachian community strongly rooted in its industrial heritage. Founded at the confluence of the Ohio and Scioto Rivers in 1803, Portsmouth's growth can be attributed to companies supported by water and rail shipping industries. By 1916, Portsmouth was home to the fourth largest shoe manufacturing center in the country; the largest manufacturer of fire and paving bricks in the United States; Empire-Detroit Steel, who employed more than 4,800 steelworkers at its peak; and over 100 other manufacturers producing a variety of goods from furniture to engines.

Unfortunately, Portsmouth experienced a slow and deep 50-year industrial decline, including the closure of the Empire-Detroit Steel plant, Dayton Walther brake drum plant, New Boston Coke Plant, and Mitchellace, Inc., among others. Today, many manufacturing legacy properties remain, including the approximately 18.7-acre former Dayton Walther site that is among several catalyst, high-priority brownfields highlighted in this application. SOPA and the Portsmouth Area Chamber of Commerce, with the help of dozens of community partners, recently completed a comprehensive Community Revitalization Plan and identified the "Central Ohio River Terminal Corridor" (COTRC) as our brownfield target area. We completed our brownfields inventory in 2014, and among the 95 sites identified along the riverfront corridor in Portsmouth, 15 brownfields are concentrated within this 371.5 acre COTRC area.

Our COTRC brownfield target area suffers from a staggering 46.9% poverty rate, a 22.3% unemployment rate, and has a median household income of \$15,549. Our community is also suffering from an opiate prescription and heroin epidemic. Startling statistics for Scioto County include 135 accidental drug-overdose deaths in the last five years, highest number of drug-related offenses in the state, very high property crime rates, and the highest ranking in the state for infants born with neonatal abstinence syndrome.

Our greatest chance of improving the health and welfare of our citizens is to improve our environment, revitalize the local economy and renew opportunities in this disaffected neighborhood, and we believe we can make that happen with your help. Redevelopment plans within the COTRC include the planned 30-acre Portsmouth Gateway Industrial Park. With its ample infrastructure and Ohio River port terminal, this property is positioned for positive growth and holds our area's greatest promise for economic opportunity. We are anxious to understand and address environmental concerns to help move plans forward and build upon the positive momentum within and just outside of the COTRC, including a \$7 million brownfield redevelopment/plant expansion project by Appalachian Wood Floors, \$1 million investment in Sole Choice Inc.'s facilities, planned and past investments of over \$40 million by Shawnee State University, and a recent \$2.7 million Hardest Hit Fund grant award that will fund demolition and greening of blighted properties.

This grant is critical to help us address the most significant of our community's brownfield issues. We appreciate U.S. EPA's strong consideration of this grant application. Please contact me at (740) 935-2738 or jkester@sohpa.org if I can provide any additional information.

Sincerely,

Jason D. Kester,
Executive Director

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority

Applicant Information

- A. Applicant Identification:** Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662
- B. Funding Requested:**
- i. Grant type: Assessment
 - ii. Assessment Grant Type: Community-wide
 - iii. Federal Funds Requested: \$300,000
 - iv. Contamination: Hazardous Substances (\$150,000); Petroleum (\$150,000)
- C. Location:** City of Portsmouth, Scioto County, Ohio
- D. Property Information:** Not applicable. This is a community-wide proposal.
- E. Contacts:**
- Chief Executive and Project Director:*
Jason D. Kester, Executive Director
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662
Phone: (740) 935-2738 Email: jkester@sohpa.org
- Project Assistant:*
Adam Phillips, Asset and Site Development Manager
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662
Phone: (740) 250-2099 Email: aphillips@sohpa.org
- F. Population:**
- i. General Population of Port Authority's Jurisdiction: 79,122 (Scioto County, Ohio, 2010 U.S. Census data)
 - ii. Target Municipality Population: 20,226 (City of Portsmouth, Ohio, 2010 U.S. Census data)
 - iii. Persistent Poverty: Almost 20% of Scioto County's population has lived in poverty for the last 30 years:
25.8% in 1990, 19.3% in 2000, 25.3% in 2015 (estimated)
- G. Regional Priorities:** Coordinated Public Funding for Brownfields, Form is Attached
- H. Letter from State:** Letters from Ohio EPA and BUSTR are Attached

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Narrative Proposal/Ranking Criteria

1. COMMUNITY NEED; a. Targeted Area & Brownfields; i. Community & Target Area: Portsmouth, Ohio is a proud Appalachian community strongly rooted in its industrial heritage. Founded at the confluence of the Ohio and Scioto Rivers in 1803, Portsmouth's early industrial growth is attributed to companies supported by the shipping industry – with both water and rail still serving as the city's greatest infrastructure assets. By 1916, Portsmouth was home to the fourth largest shoe manufacturing center in the country; the nation's largest manufacturer of fire and paving bricks; Empire-Detroit Steel, who employed more than 4,800 steelworkers at its peak; and over 100 other manufacturers that produced a variety of goods from furniture to engines. Unfortunately, Portsmouth began experiencing an industrial decline in the 1950s that eventually included the closure of the Empire-Detroit Steel plant, Dayton Walther brake drum plant, New Boston Coke Plant, and Mitchellace, Inc., among many others. This legacy of loss continues to impact the Portsmouth community today, and is visible daily in the number of abandoned and derelict properties dominating the city's landscape.

To help change this reality, the Southern Ohio Port Authority (SOPA) and the Portsmouth Area Chamber of Commerce, with the help of dozens of community partners, recently completed a comprehensive Community Revitalization Plan that includes strategies and plans to increase the number of available sites to attract industries, improve infrastructure, increase business expansion and commercial activity and investment, improve commercial and community access to the Ohio Riverfront, facilitate growth of higher education and technical training, and to improve the quality of life in neighborhoods. An essential component of this plan is the revitalization of Portsmouth's oldest and most densely populated industrial area known as the Central Ohio River Terminal Corridor (CORTC). This target area for our brownfields program is a 0.58 square mile, 371.5-acre area that includes industrial, commercial and residential property uses. World class infrastructure assets within and adjacent to the CORTC include an active deep water port terminal facility and Norfolk Southern (NS) rail yard.

Despite these assets, the CORTC has been in a long, downward spiral over many years and has the most significant combined negative economic, social, public health, environmental, and demographic challenges of any Census tract in the city, county or region. We suspect this area contains numerous possible hazardous substances and petroleum contamination issues based on its heavy concentration of past industrial uses. Abandoned properties are scattered throughout this corridor, oftentimes abutting residential properties that over the span of many decades could have been exposed to environmental risks and degradation. SOPA completed our brownfields inventory in 2014, and among the 95 sites identified along the riverfront corridor in Portsmouth, 15 brownfields are located within the relatively small COTRC area, and many of the sites are large with likely complicated environmental conditions due to their past industrial uses.

Despite these challenges, we are pleased to share that the COTRC is positioned for positive growth and holds our area's greatest promise for economic opportunity. The CORTC includes the planned Portsmouth Gateway Industrial Park. SOPA's visioning process for this 30-acre brownfield property resulted in three redevelopment scenarios: single-use industrial site, mixed-use site, or a distribution center. While cost estimates have not yet been projected for these scenarios, all would result in multi-million dollar investments. We are anxious to understand and address environmental concerns on these properties to help move plans forward.

Positive momentum is building within and just outside of the CORTC that will help ignite our target area redevelopment plans. Recent investments within the CORTC boundaries include a \$7 million brownfield redevelopment/plant expansion project by Appalachian Wood Floors, major expansion to the Bridgeport Healthcare Center, \$1 million investment in Sole Choice Inc.'s plant and equipment, demolition of a large industrial building by NS, street paving, and a recent \$2.7 million Hardest Hit Fund grant award that will fund demolition and greening of vacant and blighted properties throughout the area. Investments within the City, but just outside of the CORTC boundaries, include planned and past investments of over \$40 million by Shawnee

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State University (SSU) and a private developer to complete new construction and building demolition, rehabilitation and expansions; and the construction of a new Carpenter's Local Union Hall. We are confident that, with the help of U.S. EPA, we can realize revitalized brownfields, increased investments by current industries, new economic development and job creation opportunities in our community, and improved neighborhoods. **ii. Demographic Information & Indicators of Need:** Portsmouth's legacy of job loss, from which the community has never truly recovered, took our local population from a peak of more than 42,500 in the 1930s to roughly 20,000 residents today. Our targeted community focuses on those that live and work within the CORTC, located within Scioto County Census tracts 31 and 35. The most recent U.S. Census Bureau estimates show that the city has an overall unemployment rate of 11.6%, and that rate is almost doubled for the CORTC. The poverty rate in this corridor is very high at 46.9%. The median household income in the CORTC is \$15,549. This is extremely low compared to Portsmouth as a whole, Scioto County, state, and national averages. Only 8.8% of the CORTC population age 25 and older have attained a post-high school degree, compared to 37.2% nationally. Though not listed on the table below, our community is suffering from an opiate prescription and heroin epidemic. In the last five years, Scioto County has had an alarming 135 accidental drug-overdose deaths, one of the highest incident rates per 100,000 residents in the state.¹ These addictions are causing a dramatic increase in drug-related criminal offenses and infants born with addictions, among many other social challenges. The U.S. Justice Department's Drug Enforcement Administration placed Scioto County on its watch list of the 10 most significant places in the country for prescription drug trafficking in 2010.

	Central Ohio River Terminal Corridor Area	City of Portsmouth	Scioto County	Ohio	National
Population ¹	2,817	20,320	78,520	11,536,504	314,107,084
Unemployment ²	22.3%	11.6%	6.8%	4.9%	4.6%
Poverty Rate ¹	46.9%	32.3%	24.5%	15.9%	15.6%
Percent Minority ¹	2.3%	9.9%	5.6%	17.4%	37.2%
Median Household Income ¹	\$15,549	\$30,114	\$36,945	\$48,849	\$53,482
Education ^{1,3}	91.2%	75.8%	77.1%	75.8%	62.8%
Total Housing Units ¹	1,442	9,619	34,100	5,135,173	132,741,033
% Vacant Housing ¹	20.3%	16.9%	13.3%	11%	12.5%
Owner-occupied Housing ¹	41%	70.2%	55.1%	34.8%	24.9%

1. U.S. Census 2010-2014 American Community Survey (ACS) 5-Year Estimates, 2. Target Area and City: 2010-2014 ACS Estimates; County & State: Ohio Dept. of Jobs & Family Services – Oct 2016 rate; National: U.S. BLS – Nov 2016 rate. 3. Education based on population 25 and over, some college, no degree or less.

iii. Brownfields & Their Impact: Many legacies remain from Portsmouth's historic manufacturing days. SOPA, with significant community input, completed a brownfield inventory in 2014 that identified 95 sites along and near the riverfront in Portsmouth and the adjacent Village of New Boston. Fifteen brownfields are located within the 371.5-acre CORTC area, including the 18.7-acre former Dayton Walther brake drum plant, located in the center of the Portsmouth Gateway Industrial Park. This plant was closed in 1997 and demolished by 2000. This property has sat vacant and idle for 19 years, potentially exposing the community to environmental risks and health concerns. CORTC brownfields also include a former junk yard, multiple former manufacturing plants, a closed landfill, former auto repair shops, and gas stations. Approximately 21 properties considered to be potential hazardous substances sites are located within a ¼-mile from the center of the CORTC. Another 22 suspected petroleum sites are located within that same radius, and an additional 20 suspected co-mingled sites are estimated within ½-mile of the center of the target area. Based on our inventory review, 28 additional properties in the area were listed as potential historic auto service/gas stations, and at least seven of the sites were listed as generators as well as petroleum sites.

¹ "2015 Ohio Drug Overdose Data: General Findings," Ohio Department of Health, August 2016.

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Heavily dilapidated former industrialized sites and buildings, along with a closed landfill, are major environmental concerns for our community. The most significant challenge associated with these brownfield properties is their location and proximity to residential housing. Because the CORTC is located within the central core of Portsmouth – which served as the early industrial foundation of the community – these sites are scattered among, and directly abut, single- and multi-family housing; the SSU campus; daycares; elderly care facilities; medical centers; and other active local businesses. Brownfields affect the health and safety of our residents, especially those residing in or near our targeted CORTC. Contaminants of concern at sites within the CORTC include metals, volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH) - (diesel range organics [DRO] and gasoline range organics [GRO]), tetrachloroethene, vinyl chloride, trichloroethene, and asbestos. Direct contact and ingestion of contaminants and/or exposure to airborne particulates and volatiles present threats to human health. These contaminants could have carcinogenic or toxicological effects in humans and could result in birth defects. Vacant and dilapidated buildings contain asbestos and lead-based paint, which after exposure to the elements, present dangers to nearby residents. Many of these buildings are intermingled throughout neighborhoods and are immediately next door to homes. Many properties are unsecured and trespassers, including children, could be exposed to chemicals, asbestos and structural hazards in buildings that are in severely dilapidated conditions. Many sites are suspected to have leaking underground storage tanks that could contaminate soil and groundwater and present vapor migration concerns. Brownfields located throughout our targeted corridor not only pose health and safety risks for nearby residents, they also deter significant property reinvestment and discourage redevelopment.

The loss of many of the area's major industries and the presence of so many industrial brownfields have directly contributed to our community's high poverty rate and chronic unemployment. Portsmouth's current unemployment rate is 11.6%, with 32.3% of the city's population living in poverty. While those statistics are startling, unemployment and poverty rates in the CORTC are staggering, 22.3% and 46.9% respectively, and are influenced by the presence of so many brownfields. Understanding the historical uses of these properties, likely environmental issues, and resulting potential health effects of individuals exposed to these uncontrolled sites, as summarized in the following table, motivates SOPA to swiftly address our brownfield challenges. Public health and safety is our highest priority in ranking brownfield sites for assessment activities, followed by the availability of infrastructure and the opportunities for sustainable reuse/redevelopment. We have an existing site prioritization system, discussed in Section 2a.ii., that will be revisited as part of our grant-funded program efforts. This U.S. EPA grant will help local leaders understand current environmental conditions of properties and will be a great catalyst to realize the urgent matters of cleaning up impacted properties, stimulating redevelopment and job creation, and reinvigorating our poverty-stricken CORTC neighborhood to help our struggling citizens.

Industries	Priority Sites ² / Proximity to Receptors	Contaminants ³	Potential Exposure Pathways/ Health Effects ⁴
Former industrial/ commercial sites	Multiple vacant industrial & commercial structures, including brake factory, 8-acre capped landfill, etc. <u>Proximity</u> : Many are directly adjacent to residential properties; one site is adjacent to an elder care facility.	Asbestos, lead-based paint, hazardous materials, petroleum products (VOCs, PAHs, TPH – DRO/GRO)	Inhalation (asbestos, VOCs, TPH [GRO]), Ingestion (lead, TPH), Dermal contact (TPH, PAHs & metals); Non-malignant lung disorders, pleural disorders, lung cancer and other cancer risk, respiratory problems, nerve damage, liver, brain & kidney damage, damage to blood, spleen and immune system
Dry cleaner	One former dry cleaner. <u>Proximity</u> : Adjacent to residential property.	Tetrachloroethene, vinyl chloride, trichloroethene	Soil, groundwater, air, vapor intrusion; cancer, liver and kidney damage

² Subject to U.S. EPA Eligibility Determination and Final SOPA Decisions; ³ Based on assumed historic site uses or information from similar or nearby sites; ⁴ Agency for Toxic Substances and Disease Registry (ATSDR)

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Junk yards, gas stations, repair shops	Several gas stations and former auto repair facilities. <u>Proximity:</u> Many are directly adjacent to residential properties	metals, petroleum products (VOCs, PAHs, TPH – DRO/GRO)	Inhalation (VOCs, TPH [GRO]), Ingestion (lead, TPH), Dermal contact (TPH, PAHs & metals); Fatigue, nausea, drowsiness, headaches/dizziness, nerve damage, liver & kidney damage, cancer risk, respiratory problems, convulsions, cognitive loss, nerve damage, cancer risk
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b. Welfare, Environmental and Public Health Impacts; i. Welfare Impacts: The CORTC and surrounding areas in Portsmouth suffer from potential exposure of environmental threats from brownfields, and blight and safety concerns that affect property values and residents' quality of life. Abandoned and dilapidated housing is causing distress in our community. A growing number of abandoned and blighted housing are contributing to pest infestations close to neighboring houses. Asbestos and other pollutants are often spread when dilapidated houses crumble or catch fire. Abandoned houses are also often used as havens for drug addicts to get high.

Scioto County and Portsmouth are suffering from a prescription drug misuse and opioid epidemic. In the last five years, Scioto County has had an alarming 135 accidental drug-overdose deaths, one of the highest incident rates per 100,000 residents in the state according to the Ohio Department of Health. Scioto County ranks first in the state for drug-related offenses, at 37.9 incarcerations per 10,000 people, compared to the state average of 6.4 incarcerations per 10,000 people.⁵ Property crime rates are also high in Scioto County, at 237.9 incidents per 10,000 people compared to the state average at 215.5 incidents per 10,000 people.⁶ Scioto County ranks second in the state for the number of clients in treatment with an opiate-related diagnosis, at 68.9 patients per 10,000 compared to the state average of 37 patients per 10,000.⁷ Scioto County also has the unwelcomed highest ranking in the state for infants born with neonatal abstinence syndrome, at 76 drug-exposed infants per 1,000 live births compared to the state average of 8.8 drug-exposed infants per 1,000 live births.⁸

The 2011-2015 ACS data for Census tract 35, the CORTC's primary tract with residential areas, show that 45.6% of households are in poverty status, 31.5% of families had no workers in the last 12 months, 40.4% of households have at least one person with a disability, and 38.4% of households receive food stamps/Supplemental Nutrition Assistance Program (SNAP). According to the Portsmouth Health Department, "evolving local economic conditions sustained over a long period created a high degree of vulnerability to substance abuse, trafficking, and criminal profiteering."⁹ There is a correlation between drug use, employment, poverty, and educational attainment rates, among many other social indicators. We also know that there is a link with drug use, perceived lack of opportunities, and despair. **ii. Cumulative Environmental Issues:** While there are a high number of brownfields in our community that pose risks to neighbors and site trespassers, attract illicit activities, and impact nearby property values, several facilities are operational in our area. U.S. EPA's Enforcement and Compliance History web site shows that within the City of Portsmouth, six facilities have current violations, 10 had violations in the last three years, and two facilities had formal enforcement actions in the last five years. Ten industries have permits for Clean Air Act discharges and there are nine facilities in Portsmouth with Clean Water Act permits. There are 37 facilities with RCRA IDs and one facility with Toxic Release Inventory Release. According to U.S. EPA's EnviroFacts database, since 1987, five industries have reported toxic releases into air, three have reported toxic releases into the water, and four have reported toxic releases to the land. Many residential properties and active businesses are near these properties, and many more are downwind and downstream of these point sources.

Other environmental issues affecting the CORTC and greater Portsmouth community include an 8-acre capped landfill and other brownfields containing heavy metals and other contaminants, smog from coal-powered electric

⁵ "Incarceration Rates for Drug Offenses, Snapshot of Prison Census January 1, 2015," Ohio Department of Rehabilitation and Correction, March 2015.

⁶ "Property Crime Charges per 10,000 Persons Ohio Incident-Based Reporting System – 2014," Ohio Mental Health and Addiction Services (OMHAS), August 2015.

⁷ "Unduplicated Admissions for Opiate Abuse and Dependence Ohio MACSIS Data - State Fiscal Year (SFY) 2014," OMHAS, November 2015.

⁸ "Discharge Rates for Neonatal Abstinence Syndrome per 1,000 Live Births Five-year Weighted Average from 2009 to 2013," OMHAS, June 2015.

⁹ "Waging the War Against the Devil in Scioto County: A Grassroots Response to Prescription Drug Abuse in a Rural Community," Portsmouth City Health Department, 2012.

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plants in the region that tends to linger in the wooded crevasses of the Scioto and Ohio River valleys (and that has undoubtedly contributed to significantly poor air quality in a county that ranks at the bottom of the state in lung cancer rates), litter and debris in the Ohio River from upstream dumping, impacted fish from dioxins and mercury that have led to a local fish consumption advisory, and an increasing number of abandoned and dilapidated housing in once nice neighborhoods. Identifying these issues and creating plans to address them were part of our process when developing our Community Revitalization Plan. This grant will give us the crucial funding necessary to help implement our plan to successfully take on these challenges and begin to reverse the environmental and economic devastation that has plagued our community the past several decades. **iii. Cumulative Public Health Impacts:** Portsmouth and Scioto County are part of the North Central sub-region of Appalachia, and as such, we exemplify all of the typically associated health and economic disadvantages associated with the region. The loss of so many of Portsmouth's major industries has resulted in not only blighted, contaminated, abandoned brownfields dotting all areas of the community and most predominately the CORTC, but also a population that has been decimated by abject poverty and steady decreases in employment opportunities.

Based on the surrounding conditions of Portsmouth's brownfields, environmental justice conditions are present. Decades of poor economic conditions have led to staggering health disparities compared with the rest of the state and the nation. Scioto County currently ranks 83 out of 88 Ohio counties in health outcomes, mortality and morbidity rates. The county is also suffering from an opiate prescription and heroin epidemic. In the last five years, Scioto County has had an alarming 135 accidental drug-overdose deaths, one of the highest incident rates per 100,000 residents in the state according to the Ohio Department of Health. The County has the highest Hepatitis C rate in Ohio, a rate that has nearly quadrupled in the past five years. These addictions are causing a dramatic increase in drug-related criminal offenses and infants born with addictions, among many other social challenges.

According to the 2015 Scioto County Community Health Needs Assessment (CHNA), the lack of preventative measures was cited as one barrier to decreasing the local addiction rates. Per the study, there is a clear ceiling on how effective any drug treatment will be and the strongest course of action that can be taken against addiction is preventing it from occurring in the first place. One way to prevent drug use in the community is to eliminate the abandoned and dilapidated structures, many of which are industrial and commercial brownfields, which serve as havens for illicit drug use. Doing this allows for more effective policing and makes participation in these illicit activities less likely to occur, particularly by adolescents, many of whom require space outside of the home and school to experiment with illegal drugs. We hope that creating new economic opportunities and a sense of hope in a revitalized area will further reduce these activities and will improve our overall community health.

The cumulative health impact of our local brownfields has been profound and devastating. The legacy of heavy industry and the presence of many industrial sites have played a serious role in Scioto County's poor air quality, have hindered badly needed recreational development, and have created havens for illicit criminal and injurious activities. In 2011, Ohio EPA issued a report linking poor air quality in Scioto County with high lung cancer rates. The presence of particulate matter, including both PM¹⁰ and PM^{2.5}, is a major cause for concern for our area. According to the U.S. EPA Green Book, which catalogs non-attainment counties in the U.S., Scioto County was in non-attainment from 2005 to 2011. According to the current CHNA, lung cancer is the leading cause of cancer-related deaths for both men and women in Scioto County. Between 2007 and 2011, there was an average of 102 instances of lung cancer per 100,000 people in Scioto County as compared to 71.6 instances for the state and 63.7 instances for the U.S. Chronic lung disease, such as asthma and COPD, disproportionately affects the county as well, with 81.5 respiratory disease-related deaths per 100,000 people, compared to 49.4 in Ohio and 41.4 in the U.S.

Scioto County leads the state in obesity rates and has a higher physical inactivity rate than the state average.

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According to the CHNA for Scioto County, only 25% of adults regularly participate in physical activity at least three times per week and for at least 20 minutes. Per the assessment, there are only 2.5 fitness and recreation facilities per 100,000 people in Scioto County, as compared to 9.7 fitness and recreation facilities in the U.S. In addition, only 19.3% of the adult population in the county are currently at a healthy weight level, compared to 34.4% in the U.S. This has contributed to extremely high rates of heart disease, 238.9 deaths locally per 100,000 population compared to 169.1 deaths for the U.S., and diabetes with 16.6% of the adult population suffering from some form of the affliction, compared to just 11.7% of the total U.S. adult population. The presence of so many brownfield sites in the CORTC has been restrictive to the kind of recreation development that could boost physical activity rates in the area. The City of Portsmouth has a plan for a recreational trail along the riverfront, but several brownfields, including the former Dayton Walther site, must be remediated to facilitate this access.

The link between economics and health has been clearly established, and is sharply apparent in Scioto County. These staggering effects are even more directly prevalent in Portsmouth, and are even further magnified in our CORTC targeted corridor. Our greatest chance of improving the health of our citizens is to improve our environment, revitalize the local economy and renew opportunities in this disaffected neighborhood.

c. Financial Need; i. Economic Conditions: SOPA, as the local economic development agency for Scioto County as well as the City of Portsmouth, has extremely limited funding capacity to redevelop the area's industrial and commercial brownfields. We have very limited discretionary funds available for engineering and site analysis, and do not have the funding necessary to fully assess and remediate the dozens of inventoried brownfields. Most of our organization's funds are provided by the Scioto County Commissioners, Fluor-BWXT Portsmouth LLC¹⁰, and the city. These organizations do not have the financial resources available to fund these assessment and redevelopment efforts. Limiting factors for public funds include population decline and a changing business climate. The population of Scioto County has declined from 79,241 in 2009 to 76,825 in 2015. A declining population means a declining tax base and less available revenues. The business climate of the county is also changing. The area's largest employers for many years were heavy manufacturing facilities. Now the area's largest employers are a public university, a not-for-profit hospital, and the Scioto County school system, none of which pay property taxes.

Scioto County was placed under fiscal emergency for nearly five years by the State Auditor's Office after running a \$2.8 million budget deficit. The county was released from fiscal emergency in 2014 after substantial budget cuts, pay decreases, unpaid furloughs, and debt refinancing. The city was downgraded from fiscal caution to fiscal watch in 2013 by the State Auditor's Office. This status places serious budgetary restrictions on the city, including strict adherence to the city's mandated recovery plan. The county potentially faces significant cuts in revenue stemming from federal regulations that will prohibit the state from charging a Medicaid sales tax. This reform, which will take effect July 2017, will place more strains on the county and city budgets. The county and city are also facing reduced revenues from other sources, including the state's continued reduced aid to local governments (\$623 million less in the 2016-2017 budget than in 2008-2009).

With local budgets focused on covering basic services and stretched too thin to even address all of our local needs, we cannot dedicate the funds necessary to complete the proactive assessment and planning activities that this grant will provide. We recognize how useful these brownfield funds will be to help implement our comprehensive Community Revitalization Plan that relies on assessments and remediation of priority properties for redevelopment into community assets that can truly change the lives of local residents. **ii. Economic Effects of Brownfields:** Portsmouth has a unique challenge in that we have many floodplains and hills and our infrastructure footprint is not extensive. The potentially developable sites with infrastructure are all unfortunately brownfields. We must assess and revitalize our brownfields to realize new economic development opportunities

¹⁰ Fluor-BWXT Portsmouth LLC is the U.S. Department of Energy's contractor for the decontamination and decommissioning of the Portsmouth Gaseous Diffusion Plant in Piketon, Ohio. They partner with local economic development leaders to invest corporate resources and philanthropic efforts to support high-impact projects.

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in our community, as no other properties are available and we do not have the funds to extend infrastructure outside of the current service area. Until we can understand and address these brownfields, properties will remain idle and we cannot realize an operational Portsmouth Gateway Industrial Park, riverfront trail, or the development of a number of other sites within and near the CORTC that desperately need an economic boost.

Lost jobs and business opportunities on properties that are now brownfields are a few of the socio-economic factors impacting the CORTC. This target area population has four times the state and national averages for unemployment. ACS data for the primary Census tract in the CORTC show that the poverty rate is 46.9% and median household income levels are very low at \$15,449, a difference of \$38,033 from the nation's median level at \$53,482. ACS data also shows that 31.5% of families had no workers in the last 12 months, 40.4% of households have at least one person with a disability, and 38.4% of households receive food stamps/SNAP. Startling statistics for Scioto County associated with the local prescription drug misuse and opioid epidemic include 135 accidental drug-overdose deaths in the last five years, highest number of drug-related offenses in the state, very high property crime rates, highest ranking in the state for infants born with neonatal abstinence syndrome, and the second in the state for the number of clients in treatment with an opiate-related diagnosis. More details and sources of these statistics are included in Section b.i. This is truly a community in crisis on multiple levels, but many issues stem from poverty, and a lack of opportunities and hope.

Limited or no discretionary income results in a lack of maintenance and investment and has resulted in significantly deteriorated housing stock and blight for the CORTC neighborhoods. Vacant industrial and commercial brownfields that once provided jobs and services to our community now contribute to blight, illicit activities, health and safety threats, and a lack of civic pride and accountability. These sites no longer contribute to our tax base and hurt nearby property values, but have increased our community's costs for policing and to secure vacant property, and have increased the burden on our remaining constituents to cover the costs for municipal services. Our neighborhoods need wise investments to improve properties and economic opportunities. Assessing properties will provide important information to end users that will lead to cleanup, reinvestment, new job opportunities, and increased local government tax revenues to continue to address community needs. We plan to capitalize on recent investments by SSU, Appalachian Wood Floors, and other local projects and efforts to promote new economic development opportunities. Recent and planned CORTC area investments, in conjunction with activities funded through this assessment grant, will result in revitalized brownfields, economic development, and job creation opportunities.

Our brownfield strategy will benefit our entire community and especially our targeted CORTC community. We expect that this program will lead to new jobs for our residents, increased incomes and less dependency on social services, improved living conditions and home maintenance/stewardship, less crime and drug use, stabilized neighborhoods, and higher educational attainment for our youth. New economic development opportunities and increased community investment will also reduce some local government budget challenges.

2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS; a. Project Description, Timing & Implementation; i. Project Description & Revitalization Plans Alignment: SOPA is requesting a community-wide \$150,000 hazardous substances and \$150,000 petroleum assessment grant to complete community involvement activities; update our brownfield inventory; and complete environmental site assessments (ESAs), risk assessments (RAs), and remedial action plans (RAPs) within the CORTC in Portsmouth. This grant will help us achieve our comprehensive redevelopment strategies for the CORTC that includes completing up to 12 Phase I ESAs, eight Phase II ESAs/risk assessments, and eight remedial plans on priority brownfield properties. Assessments will be considered for the Dayton Walther property (if determined to be eligible), former manufacturing buildings, many large warehouse buildings, a junkyard, former auto repair facilities, and additional properties identified through the brownfield inventory. Anticipated developments on these brownfields are

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expected to be industries that need access to the Ohio River port terminal and/or rail, and these assessments will assist in the development of a riverfront recreational trail.

The primary reason the CORTC neighborhood was chosen for these revitalization efforts is because of the availability of land that could be revitalized in such a way to make catalytic development opportunities; the existence of the port terminal, rail and other infrastructure; and the many challenges of the local residents and the need to address legacy issues and help prompt opportunities. SOPA believes that this area has more potential for future industrial development than anywhere else in the City of Portsmouth. Water, sewer, electrical, natural gas, and fiber infrastructure exists in abundant capacities in this neighborhood. The NS rail line cuts through the heart of the neighborhood, with an existing rail spur into the planned industrial park. There is an operating dock facility and river access points in this neighborhood that are also potential draws for industrial development. Because there is such a tremendous opportunity to invest here, this neighborhood was chosen as the focal point of the industrial portion of the Community Revitalization Plan created in 2015/2016 as part of the City of Portsmouth's participation in the America's Best Communities competition. U.S. EPA's grant award will help us implement this plan that includes goals, strategies and tactics to increase the number of available sites to attract industries, improve infrastructure, increase business expansion and commercial activity and investment, improve commercial and community access to the Ohio Riverfront, facilitate growth of higher education and technical training, and to improve the safety and welfare of residents in adjacent neighborhoods. As part of this plan implementation, extensive site planning has already been conducted on the former Dayton Walther Site and development plans have been created for the planned Portsmouth Gateway Industrial Park to help realize its prompt redevelopment that will require a multi-million dollar investment. Sites within the CORTC also represent a significant portion of SOPA's Strategic Plan for Industrial Development completed this year.

This brownfield grant helps to advance our community's adoption of the livability principles identified by the Partnership for Sustainable Communities, for instance, it will: **Provide More Transportation Choices** – SOPA is completing an infrastructure assessment study to review transportation improvement opportunities for residents, including ways to increase walkability in the CORTC. The city has a plan for a recreational trail along the Ohio Riverfront, but to fully build out the proposed trail, several brownfield sites, including the former Dayton Walther site, must be remediated. These efforts will help improve access within and from the CORTC to schools, library, greenspace, and grocery stores. **Promote Equitable, Affordable Housing** – Our redevelopment strategy reports will include recommendations as to whether assessed sites could be used to improve and grow the community's stock of affordable, energy-efficient housing, particularly for sites assessed within the CORTC. **Enhance Economic Competitiveness** – By conducting assessments at key sites, we will increase opportunities for economic competitiveness by identifying brownfields for future cleanup and marketing restored properties to new and expanding businesses that will in turn create construction and permanent jobs. **Support Existing Communities** – Implementing this grant will include many outreach activities in our distressed CORTC, including gathering information and input from the community and incorporating feedback into project plans that will lead to the mitigation of environmental conditions and that will improve the quality of life for residents. Our grassroots brownfields initiative has already involved organizations, residents, businesses, and educational institutions, and this dialogue will continue to expand. **Leverage Federal Investments** – SOPA recently received a Cool and Connected pilot grant through the U.S. EPA Office of Sustainable Communities that will fund planning efforts for improved broadband infrastructure to assist with community and economic development. A brownfields grant will help assess and plan for property improvements at an important port terminal that will help maximize previous and ongoing federal investments to maintain the Ohio River shipping channel. This grant will help leverage other local, state, federal, and private resources to keep growing the investments in the CORTC and Portsmouth. **Value Communities & Neighborhoods** – Assessing brownfields in the city's most impacted core will provide the ability to restore a sense of community pride and new economic opportunities in and around the CORTC. **ii. Timing and Implementation:** SOPA mapped out an aggressive schedule for implementing this grant, as we

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are anxious to move forward with this important work. We will prepare and finalize our Work Plan with U.S. EPA in summer 2017 and will secure our Cooperative Agreement with the agency in fall 2017. We will work with our Brownfields Advisory Committee (BAC) to prepare more details on our community involvement plan and will meet with community organizations in summer 2017. (a) SOPA will hire consultants to complete the ESAs, RAs and RAPs, and to help update the brownfield inventory. To secure qualified environmental consultants, SOPA will prepare our request for qualifications (RFQ) to complete competitive procurement practices compliant with 40 CFR 31.36 and our own procurement requirements. We will solicit the RFQ in August, complete the review and selection process by mid-September, and have contracts secured with selected firms by October 2017. SOPA staff will review and rank the qualifications received and will recommend the firm/s to be selected to the SOPA Board for their consideration. The Board will take formal action to approve their contract award decision and to authorize the staff to enter into a contract with the firm/s. The selected consultants will first need to prepare the Quality Assurance Project Plan (QAPP) and obtain U.S. EPA approval for this document prior to completing Phase II activities. We expect that to take place in October-November 2017.

(b) Concurrent with QAPP preparation, SOPA will coordinate the updated site selection process with input from the BAC and other stakeholders. We plan to hold the first community meeting in fall 2017 and will conduct three additional community meetings throughout the project period. As part of the outreach activities, we will revisit and gain input on the 95 previously inventoried brownfield sites from 2014 (with a strong emphasis on the CORTC), or new sites identified, for assessment consideration. This list was originally ranked and prioritized considering the degree of community interest/concern in revitalizing the site; negative impacts the site has on the community (environmental, public health, nuisance, and environmental justice); knowledge of site history; potential for site access and control; previous assessments or cleanup; economic vitality; opportunities for reuse of infrastructure; and potential for imminent reuse and revitalization, among other factors. These criteria will be reviewed for each site and a new prioritized list will be developed through this process. As new sites are identified during the project period, the same consideration and selection process will take place. Once sites are selected, SOPA will submit an eligibility determination request to U.S. EPA. (c) For sites deemed eligible by U.S. EPA, SOPA will pursue and secure signed access agreements. ESAs, RAs, RAPs, and community outreach activities will be conducted throughout the project period. We have such a demand for this grant that it is very likely that assessment funds will be spent within two years. The site inventory will be updated throughout the project and will continue as part of SOPA's responsibilities. SOPA's personnel, with the assistance of consultants and partners, will track, measure, and document outputs and outcomes for this grant. We will work closely with U.S. EPA Region 5, Ohio EPA and BUSTR, carefully follow our established Work Plan, and closely manage grant-funded efforts throughout the project period. As described in our leveraging letter in **Attachment C**, SOPA will provide in-kind services to manage and implement grant-related activities.

b. Task Description & Budget Table; i. Task Description: SOPA will implement the following tasks and is dedicating in-kind personnel costs funded through SOPA's personnel budget to complete this work:

Task 1: Community Outreach Activities - \$4,000 HS/\$4,000 PET: SOPA and our consultants will involve citizens in our community redevelopment and brownfields revitalization program described in Section 3. The contractual budget of \$8,000 is dedicated to consultants and was developed considering that work will involve approximately 80 hours @ \$100/hr. This cost is split between the hazardous substances (HS) and petroleum (PET) budgets.

Task 2: Environmental Assessments (Phase I and II) - \$124,000 HS/\$124,000 PET: SOPA will coordinate the site selection process with input from the BAC and stakeholders and will gain site access. All ESAs will be subject to U.S. EPA's site eligibility determination. Phase I ESAs will be compliant with ASTM/AAI standards and/or Ohio VAP. Qualified consultants will prepare QAPPs, field sampling & analysis plans, site health & safety plans, Phase I and II ESAs, and RAs. While costs will vary based on size and conditions, for planning purposes, we applied the following cost assumptions based on general costs within the industry: 12 Phase I ESAs (AAI or VAP) at \$4,000 per site (6 HS/6 PET); 8 Phase II ESAs (that could include RAs or be completed separately) at \$25,000

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per site (4 HS/4 PET). The contractual budget of \$248,000 is dedicated to consultants. This cost is split between the HS and PET budgets.

Task 3: Remedial Plans – \$20,000 HS/\$20,000 PET: SOPA will allocate funds to prepare RAPs or Analysis of Brownfield Cleanup Alternatives (ABCAs) for priority properties. While costs will vary based on size and conditions, for planning purposes, we applied cost assumptions based on general costs within the industry: 8 RAPs at \$5,000 per site (4 HS/4 PET). The contractual budget of \$40,000 is dedicated to consultants. This cost is split between the HS and PET budgets.

Task 4: Program Management and Development – \$2,000 HS/\$2,000 PET: SOPA personnel will complete day to day management of this grant; complete site selection and other action items; coordinate work activities with U.S. EPA; procure and manage consultants; gain access agreements; prepare site eligibility determinations; complete financial and performance reporting; update the brownfield inventory; and conduct community involvement activities. We will track, measure and evaluate program outputs, outcomes and project results. SOPA is requesting a travel budget of \$4,000 for specialized training for two attendees to attend multiple state and national brownfields training conferences/seminars/workshops (general costs assume hotel \$2,000, airfare/travel \$1000, food \$200, registration for conferences/seminars \$600, misc. expenses \$200).

ii. Budget Table: Project Tasks for SOPA's Hazardous Substance Assessment Initiative					
Budget Categories	Task 1 Community Involvement	Task 2 ESAs (Phase I & II)	Task 3 Remedial Plans	Task 4 Program Management & Development	TOTAL
<i>Travel</i>	-	-	-	\$2,000	\$2,000
<i>Contractual</i>	\$4,000	\$124,000	\$20,000	-	\$148,000
Total Grant Request	\$4,000	\$124,000	\$20,000	\$2,000	\$150,000
Project Tasks for SOPA's Petroleum Assessment Initiative					
Budget Categories	Task 1 Community Involvement	Task 2 ESAs (Phase I & II)	Task 3 Remedial Plans	Task 4 Program Management & Development	TOTAL
<i>Travel</i>	-	-	-	\$2,000	\$2,000
<i>Contractual</i>	\$4,000	\$124,000	\$20,000	-	\$148,000
Total Grant Request	\$4,000	\$124,000	\$20,000	\$2,000	\$150,000
Combined Request	\$8,000	\$248,000	\$40,000	\$4,000	\$300,000

c. Ability to Leverage: Many recent planning efforts set the stage for the next phase of work being requested in this U.S. EPA grant application. A \$55,000 public-private partnership in 2016 funded a marketing and target industry analysis for the planned Portsmouth Gateway Industrial Park within the CORTC. This included a \$25,000 grant from the Fluor-BWXT Opportunity Fund (FBOF), \$20,000 from SOPA, and \$10,000 from a property owner. In 2014, SOPA received a \$25,000 grant from FBOF to complete GIS mapping and infrastructure development planning activities. We received a \$100,000 America's Best Communities grant in 2016 to complete strategic planning for the industrial and recreational redevelopment of the riverfront and also received a \$10,000 AEP Local Economic Advancement Program grant to prepare our initial community-wide brownfield inventory and to design an industrial road along the Ohio River to link our ports. JobsOhio and the Appalachian Partnership for Economic Growth (APEG) invested over \$250,000 in the development of a statewide river development plan. Our Community Revitalization Plan is aligned with the overall state strategy.

The 12+ sites to be assessed through this U.S. EPA grant will leverage millions in previous and anticipated investments in and near the CORTC. We recently received approximately \$9,000 in grants from APEG to complete a Phase I assessment and cultural resources literature review for the Dayton Walther property, which is a high priority site for consideration of Phase II work through this U.S. EPA grant. These assessments would

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support SOPA's current efforts to get this property certified as a JobsOhio-accredited site for economic development. Scioto County received a \$2.7 million Hardest Hit Fund grant through the U.S. Department of Treasury in fall 2016 that will help prevent foreclosures and stabilize property values through demolition and greening of vacant and blighted property. We anticipate that funds will be spent in and near the CORTC to help this struggling neighborhood.

Appalachian Wood Floors recently invested more than \$7 million of their own funds, along with state grants, to construct a new warehouse, renovate a dilapidated building, and to expand their hard wood flooring line of products that, once complete, will result in the creation of 40 jobs and the retention of 110 manufacturing, warehousing and distribution jobs. Other recent investments to be leveraged within the CORTC boundaries include a major expansion to the Bridgeport Healthcare Center; \$1 million investment in Sole Choice Inc.'s plant and equipment; demolition of a large industrial building by NS; and street paving activities. Leveraged investments within the city just outside of the CORTC boundaries include planned and past investments of over \$40 million by SSU and a private developer to complete new construction and building demolition, rehabilitation, and expansions; and the construction of a new Carpenter's Local Union Hall. This U.S. EPA grant will also help leverage other recent investments by NS, including the re-opening of its Portsmouth Car Repair Shop, generating 75 new positions in the area, and their \$300 million investment in the NS Heartland Rail Corridor that has led to significantly increased rail traffic through Portsmouth and provides opportunities to attract new businesses needing rail service. Also, several road construction projects were recently completed or are underway, including the Southern Ohio Veterans Memorial Highway.

SOPA's visioning process for the 30-acre Portsmouth Gateway Industrial Park resulted in three high-level redevelopment scenarios: a single-use industrial site, mixed-use site, or a distribution center. While cost estimates have not yet been projected for these scenarios, all would result in multi-million dollar investments on this brownfield. We are anxious to understand and address environmental concerns on these properties to help move plans forward. The planned construction of the Portsmouth Gateway road will also increase access to the riverfront, the former steel mill site, NS rail yard, and eventually the Industrial Park.

U.S. EPA will realize a strong return on this \$300,000 investment. We will work with private investors, other government agencies and community organizations to obtain investment commitments, grants, and financing for redevelopment projects. The Scioto Foundation is establishing a Community & Economic Development Fund in 2017 that can help with revitalization activities. Ohio has traditionally operated a well-funded brownfield program now being directed to JobsOhio where over \$40 million annually is dedicated to redevelopment projects. This program offers a strong leveraging opportunity. We also plan to use Ohio EPA or BUSTR's Technical Assistance and Ohio's Targeted Brownfield Assessment program to leverage federal funds. Other opportunities include Ohio's Abandoned Gas Station Cleanup Grant, TIFs, tax credits, and federal programs such as the Section 108 Loan Guarantee and CDBG. SOPA is dedicating our personnel to this effort as an in-kind contribution, estimated at \$21,600. Our organization also offers financing opportunities that could be applicable for CORTC redevelopment activities. **Attachment C** includes letters and investment documentation from APEG, Appalachian Wood Floors, Scioto Foundation, SSU, Sole Choice, Inc., SOPA, and Superior Marine.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS; a. Engaging the Community; i. Community Involvement Plan: SOPA has dedicated significant resources to grow our local stakeholder network to address brownfield issues. We hosted a community forum in 2014 to develop the brownfield inventory. We then conducted two town hall meetings to update residents on economic development initiatives. In 2015, SOPA spent a significant amount of time working with partners and stakeholders to prepare our Community Revitalization Plan. This effort was part of our application to receive the America's Best Communities Award, for which we were chosen as one of 15 semi-finalist communities. Preparation of this plan and award application, as well as the excitement of our community presenting plans in the April 2016 national competition, sparked

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significant enthusiasm with our constituents. While we were not part of the final eight, we were honored to make it as far as we did and this effort helped strengthen local relationships and provided an enhanced understanding of our community's challenges and opportunities. In fall 2016, SOPA provided several opportunities for our targeted community and interested stakeholders to learn about our pursuit of this U.S. EPA grant and to provide input. Varied activities included announcements at meetings, emails to stakeholders, and posts on social media sites (details are included in Attachment A).

Our Community Involvement Plan activities are listed below. We will apply our experience and outreach tools to continue to engage residents and businesses, property owners, neighborhood organizations, citizens' groups, our BAC, and governmental agencies (see 3.b.) throughout the project planning, site selection, assessments, and cleanup and reuse planning stages of this grant. We will involve the CORTC community and will work through local organizations to help reach sensitive populations within the area. We are committed to seek out and consider concerns that local residents may have with regard to health, safety and community disruption associated with the current status of sites, assessment activities, or as part of the remedial planning activities. We will: 1.) Engage our BAC to further develop this involvement plan and to solicit input from and provide regular project updates to their organizations; 2.) Meet with church, civic and social organizations in and near the CORTC to share information and determine how best to involve constituents throughout the process; 3.) Host an initial community meeting to share details of the grant and solicit input about sites and potential plans; 4.) Sponsor three subsequent public meetings to continue soliciting public input and share feedback on the progress. We anticipate also conducting one-on-one or smaller group meetings as needed; 5.) Share information through SOPA's website; the Main Street Portsmouth website; and local print, radio and television outlets (SOPA has weekly meetings with two newspapers and a radio station); 6.) Engage the public through SOPA's Facebook and Twitter accounts; we will also reach out through mailed letters or memos, emailed updates, published public notices, news releases, press events, meeting announcements, and/or by other recommended means; 7.) Establish a hard copy document repository at the SOPA office and dedicated space online for project materials, reports and findings; and 8.) Work with stakeholders to identify/pursue funding for cleanup and redevelopment.

ii. Communicating Progress: SOPA is well aware of the value community involvement adds to our brownfields initiative and we will continue to work with local residents; interested citizens' groups; community groups; businesses; and local, state, and federal officials to ensure open and active lines of communication throughout this grant project and beyond. Our plans for communicating progress include outreach methods that have been well received in the past and provide opportunities for all members of our community to review and comment on project plans, whether they have access to computers or a means of transportation. These are listed in Section 3.a. and include individual and community meetings, information placement on websites and social media outlets, letters and mailings, public notices, public repository, media coverage, and through promotion within local church, civic and social organizations. We routinely request feedback from the public on the best forms of communication and adjust activities to best reach interested stakeholders. While Portsmouth is a predominately English-speaking community, these notices can be translated and provided in additional languages, if deemed appropriate for the community. If that need is identified, we will call upon the Social Sciences Department at SSU or will reach out to an interpreter agency used by other Ohio communities. We strongly value and recognize the importance of input and direction provided by residents and stakeholders and all comments received are considered for program integration. **b. Partnerships with Government Agencies; i. Local/State/Tribal Environmental Authority:** We have strong working relationships with Ohio EPA and the Bureau of Underground Storage Tank Regulations (BUSTR) through our previous experience working on brownfield properties with Ohio EPA's Voluntary Action Program and petroleum tank assessment and removals with BUSTR. Both agencies provided letters of acknowledgement and support for this application, and we will work collaboratively with our agency partners to implement this grant. We will notify both agencies of project plans and activities and will seek their input to ensure that assessments completed under this grant meet applicable environmental laws and to ensure that sites pose no immediate threat to human health or the environment. **ii. Other Relevant**

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Government Partnerships: We look forward to building a strong relationship with U.S. EPA officials to guide our team as we address our many brownfield challenges. SOPA maintains strong relationships with local, state and federal officials, and we intend to continue to develop and maintain sound public and private partnerships to solve our brownfield challenges. This involves sharing project updates, seeking advice and assistance, and collaborating on efforts as appropriate. We currently partner with the City of Portsmouth Health Department to help provide health data and to coordinate efforts with the Land Reutilization Program and dilapidated home teardown program. We also partnered with the Scioto County General Health District to secure relevant community health data to help develop our original brownfield strategy. We anticipate working closely and frequently with the Ohio Department of Health and city and county Health Departments for asbestos control, environmental nuisances, and environmental health needs. The expertise of health departments will be called upon to help assess off-site health threats posed by contamination, identify toxicological issues and perform risk evaluations, design and conduct notification/education programs, and coordinate health testing if necessary.

We intend to integrate this work with efforts funded by HUD, USDA Rural Communities Program, U.S. Army Corps of Engineers, and other federal agencies and programs. At the state level, we have strong partnerships with JobsOhio, APEG (JobsOhio's regional partner), and Ohio Development Services Agency (ODSA) to help with pursuing additional funding resources for brownfields assessment and remediation. We also partner with OhioMeansJobs to support local workforce development programs in Portsmouth and Scioto County. We will continue to work closely with ODOT, other state agencies, local housing authorities, and planning organizations to provide insight into other funding opportunities and to involve leadership and community stakeholders. **c.**

Partnerships with Community Organizations; i. Community Organization Description & Role: SOPA will work with residents and community-based groups to continue to update our brownfield inventory; prioritize sites; complete community outreach; and to provide input on assessment, cleanup, and redevelopment activities. We will continue to seek out church groups, block watch groups, and other organizations in planning and implementation efforts. The following organizations expressed support, will serve on the BAC, and will assist with strategy development/implementation and community outreach/education in the CORTC. Several groups offered their facilities for meetings. **Main Street Portsmouth** works to improve downtown Portsmouth, Joseph Pratt, (740) 464-0203, Program.msp@gmail.com; **Portsmouth Area Chamber of Commerce** is a non-profit business organization, Lisa Carver, (740) 353-7647, lcarver@portsmouth.org; **Portsmouth Connex, Inc.** is a non-profit dedicated to establishing local bike and activity routes, Wendi Waugh, (740) 356-7557, waughw@somc.org; **Scioto County Career Technical Center** is a workforce development partner, Stan Jennings, (740) 259-5522, ext. 2110; **Scioto Foundation** is a philanthropic organization focused on improving lives for area residents, Kimberly Cutlip, (740) 354-4612, kim.sciotofoundation@frontier.com; **Shawnee State University** is a workforce development partner, Eric Braun, Vice President for Advancement & External Affairs, (740) 351-3257, ebraun@shawnee.edu; **Southern Ohio Medical Center** is a nonprofit hospital, Craig Gilliland, (740) 356-8765, gillilac@somc.org. **ii. Commitment Letters:** Letters of commitment are included in **Attachment D.**

ii. Partnerships with Workforce Development Programs: While there are no U.S. EPA Environmental Workforce Development/Job Training programs in the greater Portsmouth region, we have a meaningful plan to promote local hiring and recruitment. We will encourage our consultants and their subcontractors to work with the OhioMeansJobs workforce office to recruit Portsmouth residents for certain project work and to involve interns from SCCTC and SSU, two of our committed project partners providing skilled workforce development training for local students. Scioto County is part of Workforce Development Area #1, located in downtown Portsmouth, that has 22 local project partners, many of whom are directly involved in SOPA's brownfields initiative and who promote local hiring and procurement opportunities. SOPA and our partners will continue to identify opportunities to link residents to brownfield employment and end users at our brownfield sites.

4. PROJECT BENEFITS; a. Welfare, Environmental & Public Health Benefits: Our greatest chance of improving the health of our citizens is to improve our environment, revitalize the local economy, and renew

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opportunities in the disaffected CORTC. This U.S. EPA grant is an important component of our local plans to transform the CORTC. Our brownfields work will help this sensitive residential population rise to an improved standard of living that includes a safe place to live and recreate, and improved opportunities for a better life and addiction treatment and recovery. It is absolutely critical that SOPA and our public and private partners implement our Community Revitalization Plan to build upon our momentum to begin reducing the disproportionate level of environmental degradation, health epidemics and poverty-based conditions in and near the CORTC. This U.S. EPA grant will help accomplish these goals by assessing brownfields within the CORTC to understand the type, concentrations and potential pathways of contaminants of concern that could have carcinogenic or toxicological effects in humans. U.S. EPA funds will be used to complete ESAs, RAs and RAPs on properties representing the highest community priorities. SOPA will dedicate funding to sites posing significant threats to human health and/or the environment. If assessment activities identify imminent health or environmental threats, immediate steps will be taken to mitigate them through separate funding. Assessments and subsequent cleanups will result in new manufacturing and commercial facilities and a recreational trail that will complement or support the neighborhood, maximize previous infrastructure investments, increase economic competitiveness, improve recreational and connectivity/transportation opportunities, and provide renewed hope and an improved sense of community pride. We are well positioned to capitalize on millions of dollars in public and private development projects in and near the CORTC, including the planned Portsmouth Gateway Industrial Park. This program will lead to new jobs for our residents, increased incomes and less dependency on social services, improved living conditions and home maintenance/stewardship, improved recreational opportunities, less drug use and crime, stabilized neighborhoods, and higher educational attainment for our youth. New job opportunities and the resulting increased household incomes will improve healthy lifestyle and eating options, and provide many more opportunities for standard of living improvements. We hope that residents in the CORTC will directly benefit from the reduction of health risks, which we hope can include reduced lung cancer and asthma rates. Increased tax revenues will also help improve educational and social services.

b. Economic & Community Benefits: SOPA and our partners, with significant input from community stakeholders, have spent the last two years and hundreds of thousands of dollars creating plans to revitalize our community, which includes brownfields, industrial properties, riverfront, main street, and infrastructure, to realize a comprehensive, feasible, and thoughtful approach to improve our community and our economy. This U.S. EPA grant will be an important source of funding to allow us to begin implementing our Revitalization Plan. Property assessments will lead to cleanup and redevelopment that will help retain and create jobs and expand the local tax base. This grant will allow SOPA and our partners to be in the position to attract developers and end users to the planned Portsmouth Gateway Industrial Park and other brownfields in and near the CORTC. SOPA's vision for the 30-acre Industrial Park includes three high-level redevelopment scenarios as a single-use industrial site, mixed-use site, or a distribution center. While cost estimates have not yet been projected for these scenarios, all would result in multi-million dollar investments on this brownfield property. This grant will leverage projects in the CORTC that include a \$7 million brownfield redevelopment/plant expansion project by Appalachian Wood Floors, a major expansion to the Bridgeport Healthcare Center, \$1 million investment in Sole Choice Inc.'s plant and equipment, demolition of a large industrial building by NS, street paving, and a recent \$2.7 million Hardest Hit Fund grant award that will fund demolition and greening of vacant and blighted properties throughout the area. Investments within the City, but just outside of the CORTC boundaries include planned and past investments of over \$40 million by SSU and a private developer for new construction and building demolition, rehabilitation, and expansion; and the construction of a new Carpenter's Local Union Hall. We are confident that with the help of U.S. EPA, we can realize revitalized brownfields, increased investments by current industries, new economic development, and job creation opportunities in our community. These will lead to residents being able to support their families, improve living conditions, reduce negative impacts on home values, boost tax revenues, and improve waterfront and recreational opportunities for a more vibrant and active community.

5. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE; a. Audit Findings: SOPA has had no adverse

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audit findings from any previous grants. We have well established protocols for budget controls and accounting system management. **b. Programmatic Capability:** SOPA personnel that will manage this grant have the technical, administrative and financial capabilities in place for successful project implementation. SOPA successfully secured over \$65 million in new investments and \$3 million through multiple grants. SOPA Executive Director Jason Kester will serve as the Project Director. Jason joined SOPA in 2014 after spending nearly seven years as a prosecutor and serving in Afghanistan. Jason holds a B.A. from SSU, a M.A. in Political Science (Public Administration) from Miami University, and received his Juris Doctor with an environmental law certification from Capital University Law School. He is a graduate of the University of Oklahoma Economic Development Institute. Jason is supported by Adam Phillips, a project and asset manager for SOPA. Adam holds a B.S. from SSU and received his M.A. in Political Science (Public Administration and Policy) from Ohio University. Adam completed the Economic Development Basic Course. Jason and Adam are both enrolled in the certified economic development finance professional course. They received marketing awards in 2016 from the OEDA and the SEDC. They are supported by well qualified staff and a 19-member SOPA Board of Trustees comprised of well-respected professionals, including the Board Treasurer who is a Certified Public Accountant. If leadership is adjusted due to employee turnover, SOPA will fill positions with staff that exemplify the strong project management characteristics of our current team. We have experienced legal counsel and through a competitive procurement process to take place in summer 2017, SOPA will select highly competent consultants experienced with U.S. EPA Assessment Grants and Ohio VAP & BUSTR programs. **c. Measuring Environmental Results:** SOPA personnel will track, measure and evaluate our progress toward achieving project outcomes, outputs and project results. Outputs to be tracked include the number of sites in our updated brownfield inventory; number and type of assessments; location and acreage of assessed sites; number of RAPs; and number of public meetings and other public outreach activities. Outcomes to be tracked include subsequent cleanup activities; exposure risks that were mitigated through cleanup; any deed restrictions or environmental covenants; additional funding leveraged by the grant; redevelopment activities; number of jobs created/retained; amount of greenspace created; and the public response to program activities to help guide future efforts. We are committed to completing in a timely manner reports that include these outputs, outcomes and evaluations; budget updates; project information uploads into the federal ACRES system; and requests for disbursement in accordance with the federal grant payment center. **d. Past Performance & Accomplishments;** **ii. Has Not Received U.S. EPA Grant, but Have Assistance Agreements;** **1. Purpose & Accomplishments:** SOPA successfully secured over \$65 million in new investment and \$3 million in state, regional and local incentives. While we have not received a previous U.S. EPA brownfields grant, we have significant experience successfully managing other grants: 1.) \$958,659 Clean Ohio Revitalization Fund grant in 2009 from ODSA to remediate a former diesel repair shop in the CORTC. Ohio EPA issued a No Further Action letter and this grant was successfully closed in 2013; 2.) \$200,000 in multiple grants from the FBOF in 2013-2016 for target industry analysis, GIS mapping, infrastructure planning, web site development, professional development, and marketing and operating expenses. Activities were completed in accordance with the established scope. 3.) \$109,000 from APEG grants in 2016 & 2014 for Dayton Walther assessments (underway) and infrastructure development in Lawrence County that was successfully completed. 4.) \$100,000 from the America's Best Communities grant in 2016 for riverfront redevelopment strategic planning; we are meeting our schedule for deliverables. 5.) \$45,000 from American Electric Power in 2014 & 2015 for economic development efforts, brownfields inventory preparation, and road design. Work was successfully completed. **2. Grant Compliance:** Closed grants were completed in compliance with the work plan, schedule, and terms and conditions. Current grants are being managed and implemented in accordance with their agreements and contracts, and we have submitted the associated reports and invoices to document the expenditures in a timely manner. Each grant is progressing according to their respective time frames and we expect the outputs and outcomes will be met upon completion and final close-out. We understand and commit throughout the course of implementing this grant, that all required quarterly reports and invoices will be submitted to U.S. EPA on time, without incident, and in compliance with our approved work plan, schedule, and terms and conditions of the cooperative agreement.

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority

Regional Priorities Form/Other Factors Checklist

Name of Applicant: **Southern Ohio Port Authority**

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority identified in Section I.E, please indicate the regional priority and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title: **Coordinated Public Funding for Brownfields**

Page Numbers: **10,11**

Assessment Other Factors Checklist

Please identify (with an x) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	9, 10
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	10,11 Attachments C and D
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a	

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority

recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



John R. Kasich, Governor
Mary Taylor, Lt. Governor
Craig W. Butler, Director

December 15, 2016

U.S. Environmental Protection Agency, Region 5
ATTN: Matthew Didier
77 West Jackson Blvd., Mail Code SE-7J
Chicago, IL 60604-3507

RE: Southern Ohio Port Authority Community Wide Assessment Grant Proposal

Dear Mr. Didier:

I am pleased to offer Ohio EPA's support for the Southern Ohio Port Authority (SOPA) Community Wide Assessment Grant Proposal. SOPA is applying for a community wide assessment grant totaling \$300,000. We have worked with SOPA in the past and hope to provide support under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding SOPA is requesting under their community wide assessment grant proposal will be used to conduct environmental assessments, risk assessments, remedial action plans and community outreach activities. SOPA will focus on sites in the Central Ohio River Terminal Corridor (CORTC) located within the city of Portsmouth. Revitalization of the CORTC was identified as a critical component in a recently completed comprehensive Community Revitalization Plan. The CORTC is Portsmouth's oldest and most densely populated industrial area covering 0.58 square miles or 371.5 acres. While the corridor includes valuable infrastructure assets such as an active deep water port terminal facility, it is also one of the hardest hit economically in the region. SOPA will build upon successful partnerships to leverage additional funding including private and public sector resources. If current environmental conditions within the CORTC can be understood it will pave the way for catalytic investment bringing new jobs and opportunity for an area with significant need.

We look forward to working with the Southern Ohio Port Authority and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2285 or via e-mail at Martin.Smith@epa.ohio.gov.

Sincerely,

A handwritten signature in black ink that reads "Martin G. Smith". The signature is written in a cursive, flowing style.

Martin Smith, Manager
Ohio Environmental Protection Agency
Voluntary Action Program

cc: Jason D. Kester, Executive Director, Southern Ohio Port Authority
Kristy Hunt, Ohio EPA, DERR/SEDO

50 West Town Street • Suite 700 • P.O. Box 1049 • Columbus, OH 43216-1049
epa.ohio.gov • (614) 644-3020 • (614) 644-3184 (fax)



**Department
of Commerce**

Division of State Fire Marshal
John R. Kasich, Governor
Jacqueline T. Williams, Director

December 7, 2016

Joe Dufficy
U.S. EPA Brownfield Contact, Region 5
Community and Land Revitalization Branch
77 West Jackson Boulevard
Mail Code SM-7J
Chicago, IL 60604-3507

Subject: Letter of Support for Southern Ohio Port Authority - USEPA Community Wide
Brownfield Assessment Coalition Grant proposal

Dear Mr. Dufficy:

This letter acknowledges that the Southern Ohio Port Authority (SOPA) notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to use \$150,000 of the larger \$300,000 grant proposal for a community-wide brownfield assessment for petroleum waste. The remaining portion of the grant will be used for hazardous waste. The project involves conducting Phase I and Phase II assessments at key sites with the highest potential for redevelopment that were identified in a recent brownfield site inventory process. SOPA has been working with the Portsmouth Area Chamber of Commerce and other community partners to identify the areas of greatest need. The Central Ohio River Terminal Corridor has been identified as the target area for this grant, with at least 15 individual brownfields identified. The redevelopment of parcels could bring in new businesses and promote local entrepreneurship and provide much needed jobs and tax base.

I am pleased to offer BUSTR's support for SOPA's Brownfield Assessment Grant proposal. We look forward to working with the Southern Ohio Port Authority and the U.S.EPA on this project.

Sincerely,

Verne A. Ord
Assistant Chief – BUSTR
Division of State Fire Marshal
Ohio Department of Commerce

xc: Site File
Jason Kester, Southern Ohio Port Authority

Bureau of Underground Storage Tank Regulations
8895 East Main Street
Reynoldsburg, OH 43068 U.S.A.

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COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority

ATTACHMENTS

Attachment A	Threshold Criteria for Assessment Grant
Attachment B	Applicant Eligibility Documentation
Attachment C	SOPA Affirmation of Leveraged Resources Appalachian Partnership for Economic Growth Appalachian Wood Floors Shawnee State University Sole Choice, Inc. Southern Ohio Port Authority Superior Marine
Attachment D	Community Letters of Commitment and Support Main Street Portsmouth Portsmouth Area Chamber of Commerce Portsmouth Connex, Inc. Scioto County Career Technical Center Scioto Foundation Shawnee State University Southern Ohio Medical Center

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority

Attachment A

Threshold Criteria for Assessment Grant

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority

Threshold Criteria for Assessment Grant

1. **Applicant Eligibility:** The Southern Ohio Port Authority is a port authority established by the County Commissioners of Scioto County, Ohio, in September 1983, and qualifies as a quasi-governmental entity as defined in 40 CFR Part 31.3 under the Brownfields Law and is eligible to receive funding through the U.S. EPA Brownfields Assessment Grant Program. A copy of the resolution from the Scioto County Commissioners establishing the Southern Ohio Port Authority is included as **Attachment B**.

2. **Community Involvement:** SOPA has dedicated significant resources to grow our local stakeholder network to address brownfield issues. We hosted a community forum in 2014 to develop the brownfield inventory. We then conducted two town hall meetings to update residents on economic development initiatives. In 2015, SOPA spent a significant amount of time working with partners and stakeholders to prepare our Community Revitalization Plan. This effort was part of our application to receive the America's Best Communities Award, for which we were chosen as one of 15 semi-finalist communities. Preparation of this plan and award application, as well as the excitement of our community presenting plans in the April 2016 national competition, sparked significant enthusiasm with our constituents. While we were not part of the final eight, we were honored to make it as far as we did and this effort helped strengthen local relationships and provided an enhanced understanding of our community's challenges and opportunities. A copy of this plan can be viewed here: next.sohpa.org/

Our Community Involvement Plan activities are listed below. We will apply our experience and outreach tools to continue to engage residents and businesses, property owners, neighborhood organizations, citizens' groups, our BAC, and governmental agencies throughout the project planning, site selection, assessments, and cleanup and reuse planning stages of this grant. We will involve the CORTC community and will work through local organizations to help reach sensitive populations within the area. We are committed to seek out and consider concerns that local residents may have with regard to health, safety and community disruption associated with the current status of sites, assessment activities, or as part of the remedial planning activities. We will: 1.) Engage our BAC to further develop this involvement plan and to solicit input from and provide regular project updates to their organizations; 2.) Meet with church, civic and social organizations in and near the CORTC to share information and determine how best to involve constituents throughout the process; 3.) Host an initial community meeting to share details of the grant and solicit input about sites and potential plans; 4.) Sponsor three subsequent public meetings to continue soliciting public input and share feedback on the progress. We anticipate also conducting one-on-one or smaller group meetings as needed; 5.) Share information through SOPA's website; the Main Street Portsmouth website; and local print, radio and television outlets (SOPA has weekly meetings with two newspapers and a radio station); 6.) Engage the public through SOPA's Facebook and Twitter accounts; we will also reach out through mailed letters or memos, emailed updates, published public notices, news releases, press events, meeting announcements, and/or by other recommended means; 7.) Establish a hard copy document repository at the SOPA office and dedicated space online for project materials, reports and findings; and 8.) Work with stakeholders to identify/pursue funding for cleanup and redevelopment.

SOPA is well aware of the value community involvement adds to our brownfields initiative and we will continue to work with local residents; interested citizens' groups; community groups; businesses; and local, state, and federal officials to ensure open and active lines of communication throughout this grant project and beyond. Our plans for communicating progress include outreach methods that have been well received in the past and provide opportunities for all members of our community to review and comment on project plans, whether they have access to computers or a means of transportation. These include individual and community

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority

meetings, information placement on websites and social media outlets, letters and mailings, public notices, public repository, media coverage, and through promotion within local church, civic and social organizations. We routinely request feedback from the public on the best forms of communication and adjust activities to best reach interested stakeholders. While Portsmouth is a predominately English-speaking community, these notices can be translated and provided in additional languages, if deemed appropriate for the community. If that need is identified, we will call upon the SSU Social Sciences Department or will reach out to an interpreter agency used by other Ohio communities. We strongly value and recognize the importance of input and direction provided by residents and stakeholders and all comments received are considered for program integration.

SOPA provided many opportunities for our targeted community and interested stakeholders to learn more about this grant application and to provide input. On November 28, 2016, we posted on our social media sites a public notice of our intentions to submit a U.S. EPA brownfield assessment grant and offered to share the draft grant application for public review and comments. We also announced our plans to pursue this grant and invite feedback on our approach and draft application at the following meetings:

- November 8, 2016: Meeting with City of Portsmouth, Strand Engineering, & Brownfield Restoration Group re: Portsmouth Filtration Plant expansion (on to the former steel mill site)
- November 9, 2016: America's Best Communities (ABC) Committee Meeting
- November 10, 2016: SOPA regular business meeting
- December 5, 2016: Scioto County Health Coalition Executive Committee Meeting
- December 5, 2016: Scioto Foundation 2017 Strategic Planning Meeting
- December 7, 2016: ABC Committee Meeting re: Portsmouth Stadium
- December 8, 2016: SOPA-Scioto County Commissioners 2017 Strategic Planning Meeting
- December 8, 2016: SOPA regular business meeting
- December 9, 2016: Scioto County Health Coalition Meeting
- December 16, 2016: Smart Growth/Cool & Connected Teleconference (community strategic planning initiative)

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority

Attachment B
Applicant Eligibility Documentation

Resolution

Distribution

SCIOTO COUNTY COMMISSIONERS

Adopted September 22, 1983

COMMISSIONERS

Paul W. Griffith
Robert W. Cross, Jr.
George H. Bodner

Subject RESOLUTION AUTHORIZING THE
CREATION OF A PORT AUTHORITY FOR
SCIOTO COUNTY, OHIO PURSUANT TO
CHAPTER 4582. OF THE OHIO REVISED
CODE

Clerk

JEANNE SCHMIDT

IN THE MATTER OF RESOLUTION AUTHORIZING THE CREATION OF A
PORT AUTHORITY FOR SCIOTO COUNTY, OHIO PURSUANT TO
CHAPTER 4582. OF THE OHIO REVISED CODE

It was moved by Mr. Bodner and seconded by Mr. Cross that
the following resolution be adopted:

BE it resolved by the Board of County Commissioners of
Scioto County, Ohio, that it is hereby creating and establishing a port authority
for Scioto County, Ohio, which Authority shall be composed of a Board of
Directors consisting of five members which directors shall serve without
compensation for a term of four years and meet the qualifications provided
in Section 4582.03 of the Ohio Revised Code and be so arranged that the
term of at least one member will expire each year; the port authority
hereby created shall have and possess all the powers and duties as provided
in Chapter 4582 of the Ohio Revised and especially those powers and duties
specifically designated in Section 4582.06, Ohio Revised Code.

Now, Therefore, Be it Resolved by the Board of County
Commissioners of Scioto County, Ohio, that this Board declare its intention
to proceed with the creation of a port authority for Scioto County under
the provisions of Chapter 4582, Ohio Revised Code.

As to such action, each member voted as follows:

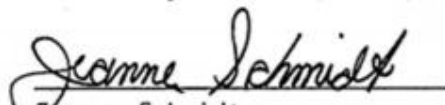
Mr. Bodner "aye"

Mr. Cross "aye"

Mr. Griffith "aye"

CERTIFICATION

I, Jeanne Schmidt, the duly appointed and acting Clerk
of the Board of County Commissioners, Scioto County, Ohio do hereby
certify that the above is a true and correct copy of a resolution
adopted by the Board of County Commissioners on September 22, 1983,
Journal 46 and Page 226.


Jeanne Schmidt,
Clerk

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority

Attachment C

Appalachian Partnership for Economic Growth
Appalachian Wood Floors
Scioto Foundation
Shawnee State University
Sole Choice, Inc.
Southern Ohio Port Authority
Superior Marine

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority



Office: 740•753•5359 Fax 740•753•3333
Mail: 35 Public Square, P.O. Box 456, Nelsonville, OH 45764

November 21, 2016

Mr. Jason Kester
Executive Director
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662

Dear Mr. Kester:

Congratulations, the Southern Ohio Port Authority has been selected to receive an APEG Site Readiness Grant for a **Phase 1 ESA** at the **Portsmouth Gateway Park**. As indicated in your grant application, the total cost for the study is \$8,000. **APEG will pay \$5,340 for the study, and the Southern Ohio Port Authority will be responsible for \$2,660.** The service will be rendered by Jobes Henderson and Associates, and APEG will invoice the Southern Ohio Port Authority for their share of the cost. Attached please find information about the Scope of Work by Jobes Henderson and Associates.

To confirm acceptance of the grant and your responsibility for the cost share, we ask you to return a copy of this letter with your signature below. An invoice will then be issued to you with the payment due upon receipt.

We are grateful for your participation in this program and for the opportunity to work together to improve sites throughout the APEG region.

Sincerely,

A handwritten signature in black ink that reads "John A. Molinaro".

John Molinaro
President and CEO

Signature, Jason Kester

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority



Office: 740•753•5359 Fax 740•753•3333
Mail: 35 Public Square, P.O. Box 456, Nelsonville, OH 45764

December 1, 2016

Mr. Jason Kester
Executive Director
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662

Dear Mr. Kester:

Congratulations, the Southern Ohio Port Authority has been selected to receive an APEG Site Readiness Grant for the following at the **Portsmouth Gateway Park**:

- **Wetlands Determination**
- **Cultural Resources Literature Review**

As indicated in your grant application, the cost for the Wetlands Determination is \$4,500, and the cost for the Cultural Resources Literature Review is \$950, totaling \$5,450. **The APEG grant will cover \$3,640 of costs, and the Southern Ohio Port Authority will be responsible for \$1,810.** The services will be rendered by Jobes Henderson and Associates, and APEG will invoice the Southern Ohio Port Authority for their share of the cost. Attached please find information about the Scope of Work by Jobes Henderson and Associates.

To confirm acceptance of the grant and your responsibility for the cost share, we ask you to return a copy of this letter with your signature below. An invoice will then be issued to you with the payment due upon receipt.

We are grateful for your participation in this program and for the opportunity to work together to improve sites throughout the APEG region.

Sincerely,

A handwritten signature in black ink that reads "John A. Molinaro".

John Molinaro
President and CEO

Signature, Jason Kester

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority



December 13, 2016

Jason D. Kester
Executive Director
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662

RE: Leveraging Letter and Support for SOPA's U.S. EPA Brownfield Assessment Grant Application

Dear Mr. Kester:

Thank you for pursuing a \$300,000 U.S. EPA Brownfield Assessment Grant to assess brownfield sites, establish cleanup plans, and implement community involvement activities that will help address the significant brownfield issues in our community. We understand that most grant-funded work will be concentrated in the Central Ohio River Terminal Corridor (CORTC), which is located within a few blocks of our facilities.

Appalachian Wood Floors recently invested more than \$7 million of our own funds, along with state and local grants, to build a new warehouse, renovate a dilapidated building, and to expand our hardwood flooring line of products. Upon completion, these projects will create 40 new jobs while retaining 110 jobs to manufacture, warehouse and distribute solid and engineered wood flooring.

The Graf family has been involved in the Lumber Industry in Scioto County since the 1950s. Our facilities currently occupy two former brownfields site. Our main facility is in a former brick plant while our latest expansion was into an abandoned warehouse which required significant improvements prior to occupancy. We were able to secure a grant through the Ohio revitalization fund to complete some of the necessary site development work. We are both the largest employer and the largest investor in the CORTC area. Securing and revitalizing the entire neighborhood will help not only our bottom line, but will also improve the health and safety of our workers.

Portsmouth and this CORTC target area have many former industrial and commercial sites, and we understand that most of the remaining developable properties in our community with existing infrastructure are brownfield sites. Understanding the environmental conditions and remediation needs of properties will help create opportunities for new business location and business expansion, and we certainly hope that this grant will help advance plans for the Portsmouth Gateway Industrial Park. We hope that our recent investment in the City can be leveraged to realize additional improvements in our community and we would be happy to serve on SOPA's Brownfield Advisory Committee or assist SOPA as you identify and pursue strategic investment opportunities.

We appreciate U.S. EPA's consideration of SOPA's grant application, as these funds could make a significant difference in our community. If we can provide any additional information or support, please let us know.

Sincerely,



Andrew Graf, President
740-354-4572
andrew@awf-inc.com

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority



December 9, 2016

Jason D. Kester
Executive Director
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662

RE: Letter of Support for SOPA's U.S. EPA Brownfield Assessment Grant Application

Dear Mr. Kester:

We understand that SOPA is requesting a \$300,000 U.S. EPA Community-wide Brownfield Assessment Grant for hazardous substances and petroleum-impacted properties. The Scioto Foundation fully supports this program and we look forward to serving on the Brownfields Advisory Committee, assisting with outreach and education activities, and helping to develop and implement strategies to address brownfields and community revitalization.

The Scioto Foundation is the area's largest philanthropic organization. We are a 501(c)(3) nonprofit organization established to improve the quality of life for residents of the Scioto County area. The Foundation is a collection of approximately 225 separate gifts, bequests and other contributions from individuals, families, businesses, and other tax-exempt organizations. These funds, endowed in perpetuity, generate income to make grants to qualified agencies serving the Scioto County area.

The Scioto Foundation has a long history of partnering with the port authority on economic and community development projects. Recent examples include the creation of the county's first economic development specific website, completion of the brownfield inventory, and investing in and offering professional services to the Portsmouth America's Best Communities project. We are also creating a specific fund in 2017 for community and economic development. We look forward to working with port authority in the future on both this brownfield grant and our new development fund.

We appreciate U.S. EPA's strong consideration of this application. We would be happy to provide any additional information about our support for this program or our commitment to assist SOPA with planning and outreach activities.

Sincerely,


Kimberly E. Cutlip, Executive Director
Scioto Foundation

Remember your favorite charities in your will through the Scioto Foundation.

303 Chillicothe Street, P.O. Box 911, Portsmouth, Ohio 45662

Phone: (740) 354.4612 • Fax: (740) 354.1912 • Toll Free: (866) 774.7223 • www.sciotofoundation.org

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority



December 9, 2016

Jason D. Kester
Executive Director
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662

**RE: Commitment and Support for SOPA's U.S. EPA Brownfield
Assessment Grant Application**

Dear Mr. Kester:

Please accept this letter on behalf of Shawnee State University (SSU) in support of the Southern Ohio Port Authority's (SOPA) application for the U.S. EPA Brownfield Assessment Grant.

Shawnee State University is located between downtown Portsmouth and the Central Ohio River Terminal Corridor, SOPA's grant target area. Our campus has seen tremendous growth over the past 10 years including the building of new academic spaces and a \$14MM student union expansion adding conference, recreation and retail services. The university has both made direct investments and partnered with a local private developer to build or renovate more than \$16MM in student housing since 2000, spanning nearly twenty residential buildings. We have likewise leveraged the university foundation to acquire and improve \$9.5MM of former retail and office space for classroom and lab use on property formerly bordering campus and have planned an additional \$2MM investment in rehabilitation of abandoned properties on the downtown main street adjacent to campus for the construction of a state-of-the-art innovation accelerator facility, externally-facing university department offices, green space, and pedestrian connector to and from the university and downtown.

Shawnee State University this year approved a new Strategic Plan that elevates its support for economic and workforce development in the region. Through the training of highly qualified graduates for the workforce and by providing research, equipment, and consulting resources for specific initiatives, SSU is committed to supporting SOPA and its efforts to assess, prepare, and promote development sites in Scioto County. In recent years, we have partnered with SOPA on a number of events, including the Community Economic Development Academy, the brownfield inventory planning meeting, and planning efforts to realize improved riverfront access. We would be pleased to serve on SOPA's Brownfield Advisory Committee, offer our facilities for future meetings, assist with community outreach, continue to collaborate workforce development, and provide additional support to SOPA.

SSU enthusiastically supports this assessment grant application. Please let me know if I may provide anything further in support of this valuable project. We look forward to continuing to partner with SOPA in meaningful ways to advance regional economic development.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Eric Braun', is written over a horizontal line.

Eric Andrew Braun, JD
Vice President for Advancement & External Affairs
740.351.3257
ebraun@shawnee.edu

Office of the President
www.shawnee.edu
740.351.3208 ■ 740.351.3470 fax
940 Second Street ■ Portsmouth, Ohio 45662-4344

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority

SOLEChoice, Inc.

t: 740.354.2813
f: 740.353.4669

830 Murray Street | P.O. Box 89 | Portsmouth, OH 45662
www.solechoiceinc.com

December 13, 2016

Jason D. Kester
Executive Director
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662



RE: Leveraging Letter and Support for SOPA's U.S. EPA Brownfield Assessment Grant Application

Dear Mr. Kester:

Sole Choice manufactures 100% American-made shoelaces and shoe care products for companies such as New Balance, Red Wing Boots, Timberland, Menards, and Bass Pro Shops. We supply important industries including the medical, defense, and apparel trades.

Our facility here in Portsmouth has been in operation for over 100 years, and our factory is located less than a mile north of the former Dayton Walther site. We currently have 50 employees. We have recently invested \$100,000 in equipment upgrades in the facility and have also made some very important improvements to our sales catalog and marketing materials. In total we have invested over \$1 million in our plant site in 7 years.

Sole Choice has long supported economic development efforts in Southern Ohio. Our chairman has started numerous successful businesses in our area. Our company has allocated space to serve as a business incubator for new manufacturing business upstarts as well as space for distribution companies and 501(c)3 organizations. We are committed to assisting SOPA by serving on your Brownfields Advisory Committee and helping with strategic planning and community outreach activities.

We are invested in Portsmouth and are pleased that SOPA is directing resources to the Central Ohio River Terminal Corridor, a neighborhood we are committed to helping redevelop. We are about this area and want to see great things happen. Thank you for pursuing this grant application to support this very important work for our community. Please feel free to call or email me if I can provide any additional information on our company or our support for this effort.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan K. Davis", written over a light blue circular background.

Bryan K. Davis
VP Sales/Co-Owner
740-727-2911
bdavis@solechoiceinc.com

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority

Thursday, December 15, 2016

U.S. Environmental Protection Agency
c/o Matthew Didier
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL 60604-3507



Mr. Didier, et. al.,

The Southern Ohio Port Authority (SOPA) is the primary economic and community development agency for the City of Portsmouth and Scioto County, Ohio. As the local development agency, we have been empowered to lead the brownfield planning and assessment efforts of our community. As a public port authority, economic & community development agency, we have both the tools and expertise to complete this work. The port authority personnel that will manage this grant have the technical, administrative and financial capabilities to successfully implement this project. The current staff has secured nearly \$65 million in new investment and over \$3 million in state, regional, and local grants. We will complete day to day management of this grant; complete site selection and other action items; coordinate work activities with U.S. EPA; procure and manage consultants; gain access agreements; prepare site eligibility determinations; complete financial and performance reporting; update and maintain the brownfield inventory; and conduct community involvement activities. Our staff will also track, measure and evaluate program outputs, outcomes and project results.

The board of the port authority will commit in-kind personnel costs to ensure the successful management of these funds. Committing an estimated 20 hours per month for three years at an estimated salary rate of \$30 per hour, we will contribute \$21,600 toward the completion of the program management activities associated with these brownfield assessment funds. Having a highly-educated staff with project management experience allows SOPA to complete these tasks at a fraction of the cost typically associated with contracting out the management of a program such as this.

Thank you for your attention to our grant application. Please do not hesitate to contact us with any questions. The Southern Ohio Port Authority looks forward to working with you on this important effort.

Very Respectfully,

A handwritten signature in blue ink, which appears to read "Jason D. Kester", is written over a horizontal line.

Jason D. Kester
Executive Director
Southern Ohio Port Authority (SOPA)
jkester@sohpa.org
(740) 935-2738

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority

Superior Marine Ways, Inc

5852 County Road 1
South Point, Ohio 45680
740-894-6224
www.superiormarineinc.com

December 9, 2016

Jason D. Kester
Executive Director
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662

RE: Leveraging Letter and Support for SOPA's U.S. EPA Brownfield Assessment Grant Application

Dear Mr. Kester:

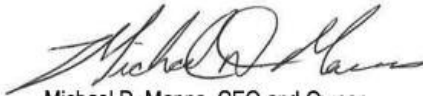
Thank you for your continuing efforts to redevelop both the recreational and industrial river assets in our community. Most of the developable riverfront sites in our region are former industrial brownfields. Your organization's decision to apply for a \$300,000 U.S. EPA Brownfield Assessment Grant to assess brownfield sites, establish cleanup plans, and implement community involvement activities is an innovative approach to address our brownfield issues. The McGovney dock is located in the Central Ohio River Terminal Corridor and the dock is in dire need of repair. By using the grant funds to analyze and remediate the adjacent brownfield site the dock redevelopment becomes much more financially feasible.

Due to the historical legacy of coal and other natural resources, most docks along the Ohio River are designed to load and unload natural aggregate materials. However, recent shifts in the country's energy economy along with changes in global shipping logistics propelled by the expansion of the Panama Canal, have fundamentally altered the needs of port facilities along the Ohio River. Declines in coal production and the expansion of natural gas production in the region have led to a misalignment of the port infrastructure needed to support the changing energy sector. In addition to this there is a growing emphasis on commodity shipping and container shipping along the nation's inland waterway systems. The port facilities that can better serve these changing logistics needs, are the facilities that are going to be in the best position to succeed moving forward.

Superior Marine has been in operation since 1971 as a barge construction and maintenance facility. Over the years, we have grown to become one of the region's premier barge fleet and harboring operations. We recently completed an \$11 million project to expand the company's painting and manufacturing operations. We are proud to support the Southern Ohio Port Authority's efforts to redevelop its area's brownfield sites, particularly the planned Portsmouth Gateway Industrial Park, whose barge access is vital for shipping throughout the region.

We hope the U.S. EPA will strongly consider SOPA's application as the grant proceeds are greatly needed to redevelop the CORTC. If you have any additional questions, please do not hesitate to contact me.

Very Respectfully,



Michael D. Manns, CEO and Owner
740-894-6224
michaelsmanns@riverwalkoh.com



COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority

Attachment D

Community Letters of Commitment and Support

Main Street Portsmouth
Portsmouth Area Chamber of Commerce
Portsmouth Connex, Inc.
Scioto County Career Technical Center
Scioto Foundation
Shawnee State University
Southern Ohio Medical Center

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority



December 9, 2016

Jason D. Kester
Executive Director
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662

RE: Letter of Support for SOPA's U.S. EPA Brownfield Assessment Grant Application

Dear Mr. Kester:

We are writing to express appreciation and support of SOPA's efforts to seek a \$300,000 U.S. EPA Community-wide Brownfield Assessment Grant for hazardous substances and petroleum-impacted properties; are fully supportive of this effort; and commit to serve on the Brownfields Advisory Committee, assist with strategy development and implementation, and assist with community outreach and education activities.

Main Street Portsmouth works to enhance and improve the image of downtown Portsmouth while promoting small business development and unique architecture. In 2016, our organization leveraged \$25,000 through our building improvement grant program, to create \$60,087 in downtown building improvements. We also invested over \$28,000 in downtown design development, received over \$100,000 in volunteer efforts, and hosted 38 events to bring improved commerce to downtown businesses. A prosperous downtown can help attract and retain residents, investments, jobs, and tourists. By stimulating local business development, reinvesting in historic buildings, and embracing our unique characteristics, we can reconnect with the Portsmouth community as the center for local pride to live, work, and play.

We will continue to be a voice for a healthy local economy and vibrant downtown. This brownfield grant will fund site assessments and the development of cleanup plans that we hope will lead to job creation and expansion opportunities and improved riverfront access, especially within SOPA's target area, the Central Ohio Terminal Corridor that includes the planned Portsmouth Gateway Industrial Park.

We encourage U.S. EPA to fund these important assessment and planning activities to help revitalize our community. Please let me know if I can provide any additional information.

Sincerely,

Joseph Pratt, Executive Director of Main Street Portsmouth
740.464.0203
Program.msp@gmail.com

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority



December 13, 2016

Jason D. Kester
Executive Director
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662

RE: Commitment and Support for SOPA's U.S. EPA Brownfield Assessment Grant Application

Dear Mr. Kester:

The Portsmouth Area Chamber of Commerce is a volunteer, non-profit organization that is committed to serving as a catalyst for economic development in our community. The Chamber works closely with the Southern Ohio Port Authority (SOPA), Scioto County, City of Portsmouth and the Village of New Boston officials to foster a healthy business climate. We are committed to working together to promote economic growth and enhance the regional quality of life.

The Chamber has partnered with SOPA on a number of projects and now offers its support to SOPA's U.S. EPA Brownfields Assessment Grant Application. The Chamber is committed to providing SOPA the support needed to successfully implement this grant. We plan to serve on the local Brownfields Advisory Committee, assist with community outreach activities and public meetings, as well as provide marketing and economic development support.

One of the issues facing our community is the lack of adequate sites for new or expanding businesses. Portsmouth was founded as a river port and was home to more than 100 manufacturing facilities. Unfortunately, many of those businesses are gone and we are left with large number of vacant and dilapidated commercial and industrial sites that are not yet suitable for development due to environmental concerns and remaining structures. The lack of redevelopment-ready property to attract new businesses and lack of land available for existing business expansions, have significantly limited our business expansion and attraction opportunities, and cost our community valuable income and property tax revenue. This grant will help local leaders better understand the environmental conditions of priority properties, will allow for the development of remedial plans to prompt site cleanups, and will lead to the redevelopment of this land into a thriving business community with an improved waterfront for everyone to enjoy.

We thank U.S. EPA for their strong consideration of SOPA's grant application and look forward to supporting this effort. If you have any questions please contact me at 740-353-7647.

Sincerely,

A handwritten signature in black ink that reads "Lisa Carver".

Lisa Carver
Executive Director

342 2nd Street • Portsmouth, OH 45662 • 740-353-7647

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority



613 Chillicothe St. Suite 210
Portsmouth, OH 45662
info@connexmoves.org

December 8, 2016

Jason D. Kester
Executive Director
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662

RE: Commitment and Support for SOPA's U.S. EPA Brownfield Assessment Grant Application

Dear Mr. Kester:

Portsmouth Connex, Inc. appreciates the Southern Ohio Port Authority's (SOPA) work to prepare a U.S. EPA Brownfields Assessment Grant application and we encourage U.S. EPA to fund this effort. If this grant is funded, we commit to serve on SOPA's Brownfield Advisory Committee, assist with community outreach activities, and complete other activities to help realize brownfield revitalization. We are pleased that grant-funded activities would help advance the City of Portsmouth's plans for a recreational trail along the Ohio River, as the proposed trail route includes several brownfield sites that must first be assessed and remediated.

Portsmouth Connex, Inc. is a non-profit organization of volunteers dedicated to establishing bike and activity routes around southern Ohio, with a particular emphasis on Scioto County. Our goals are to: a) promote tourism, activity and access to industry, parks, healthcare, attractions, university, and beyond; b) provide safe transportation alternatives; and c) provide an initial platform for transformation into a bicycle-friendly, health conscious and forward-thinking community. These lofty goals will only be accomplished through cooperation with local community leaders.

Inspiring physical activity is extremely important in this area. According to the most recent Robert Wood Johnson County Health Rankings, Scioto County ranks 83 out of 88 Ohio counties in health outcomes and 87 of 88 in health factors. It leads the state in obesity rates and has a higher physical inactivity rate than the state average, as only 25% of adults regularly participate in physical activity for 20 minutes at least three times per week. It also found that there are only 2.5 fitness and recreation facilities per 100,000 residents in Scioto County, compared to 9.7 fitness and recreation facilities per 100,000 people in the United States.

Our neighborhoods have many blighted and deteriorating buildings that often serve as havens for illicit activities, including drug use (the county is suffering from an opiate prescription and heroin epidemic – we have seen a 360% increase in accidental drug-overdose deaths in the past five years). These brownfields are close to residential properties, schools, day care centers, and parks, and as previously stated, are located on the proposed route for our much-needed Portsmouth Riverfront Recreational Trail.

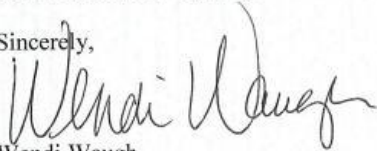
Mission: Inspire Activities of Play, Exercise, and Social Connections to Promote Health and Wellness
Vision: Inspiring Health through Play

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority

Connex is working diligently to connect key routes that both inspire the community to move, but also to facilitate transportation to employment and beyond. Assessing sites and then improving blighted areas will transform our community by realizing improved environmental conditions, new and expanded businesses that will help local citizens prosper, as well as an improved waterfront with a trail and scenic river views that will significantly improve local residents' quality of life. Tourism and activity, the primary Connex goals, can only be achieved through comprehensive and collaborative planning, and it is our understanding that this approach will be fostered through this assessment grant.

We thank U.S. EPA for their strong consideration of this grant and look forward to continuing to work with SOPA in this new capacity.

Sincerely,

A handwritten signature in black ink, appearing to read "Wendi Waugh". The signature is fluid and cursive, with a large initial "W" and a long, sweeping underline.

Wendi Waugh
Vice President-Portsmouth Connex, Inc.

Mission: Inspire Activities of Play, Exercise, and Social Connections to Promote Health and Wellness
Vision: Inspiring Health through Play

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority



SCIOTO COUNTY
Career Technical Center

WORKFORCE DEVELOPMENT CENTER

CENTRAL OFFICE

Jason D. Kester
Executive Director
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662

December 8, 2016

RE: Commitment and Support for SOPA's U.S.
EPA Brownfield Assessment Grant Application

Dear Mr. Kester:

The Scioto County Career Technical Center is pleased to provide this letter of support for the Southern Ohio Port Authority's U.S. EPA Brownfields Assessment Grant Application. We commit to serve on your Brownfield Advisory Committee, provide community outreach and education support, and provide subject matter expertise. We also invite you to use our facilities for public outreach activities and will continue to provide skilled workforce development training that could support brownfield assessment and redevelopment efforts.

Scioto County Career Technical Center helps train a superior workforce through personalized skill development, new technologies and community partnerships. For over 40 years, we have provided business and industry with skilled and technically trained employees. As an organization located in Ohio's south central Appalachian region, we have seen the sharp decline of traditional manufacturing jobs and recognize the importance of initiatives like this brownfield program that will enhance job opportunities for our students, address the regional needs of local employers, and improve the local quality of life to help keep our best and brightest local.

This grant will help our community understand current conditions of brownfield properties and plan for remediation activities. This work will lead to the cleanup and revitalization of former manufacturing buildings, service stations, and other former industrial and commercial properties that are community detriments. We hope that this grant will prompt business expansion and the siting of new businesses in Portsmouth and will build on the successes of our recent brownfield redevelopment at our North Campus. We also hope that it will help advance plans for an improved waterfront that includes trails and other passive recreational opportunities.

Having recently worked with the Port Authority to redevelop a former industrial site, we encourage the U.S. EPA to fund this grant. We look forward to participating in this brownfield program, assisting in the development of career pathways, expanding classroom opportunities, and serving students and local employers.

Sincerely,

Stan Jennings
Superintendent-Scioto County Career and Technical Center

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority



December 9, 2016

Jason D. Kester
Executive Director
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662

RE: Letter of Support for SOPA's U.S. EPA Brownfield Assessment Grant Application

Dear Mr. Kester:

We understand that SOPA is requesting a \$300,000 U.S. EPA Community-wide Brownfield Assessment Grant for hazardous substances and petroleum-impacted properties. The Scioto Foundation fully supports this program and we look forward to serving on the Brownfields Advisory Committee, assisting with outreach and education activities, and helping to develop and implement strategies to address brownfields and community revitalization.

The Scioto Foundation is the area's largest philanthropic organization. We are a 501(c)(3) nonprofit organization established to improve the quality of life for residents of the Scioto County area. The Foundation is a collection of approximately 225 separate gifts, bequests and other contributions from individuals, families, businesses, and other tax-exempt organizations. These funds, endowed in perpetuity, generate income to make grants to qualified agencies serving the Scioto County area.

The Scioto Foundation has a long history of partnering with the port authority on economic and community development projects. Recent examples include the creation of the county's first economic development specific website, completion of the brownfield inventory, and investing in and offering professional services to the Portsmouth America's Best Communities project. We are also creating a specific fund in 2017 for community and economic development. We look forward to working with port authority in the future on both this brownfield grant and our new development fund.

We appreciate U.S. EPA's strong consideration of this application. We would be happy to provide any additional information about our support for this program or our commitment to assist SOPA with planning and outreach activities.

Sincerely,


Kimberly E. Cutlip, Executive Director
Scioto Foundation

Remember your favorite charities in your will through the Scioto Foundation.

303 Chillicothe Street, P.O. Box 911, Portsmouth, Ohio 45662

Phone: (740) 354.4612 • Fax: (740) 354.1912 • Toll Free: (866) 774.7223 • www.sciotofoundation.org

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority



December 9, 2016

Jason D. Kester
Executive Director
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662

**RE: Commitment and Support for SOPA's U.S. EPA Brownfield
Assessment Grant Application**

Dear Mr. Kester:

Please accept this letter on behalf of Shawnee State University (SSU) in support of the Southern Ohio Port Authority's (SOPA) application for the U.S. EPA Brownfield Assessment Grant.

Shawnee State University is located between downtown Portsmouth and the Central Ohio River Terminal Corridor, SOPA's grant target area. Our campus has seen tremendous growth over the past 10 years including the building of new academic spaces and a \$14MM student union expansion adding conference, recreation and retail services. The university has both made direct investments and partnered with a local private developer to build or renovate more than \$16MM in student housing since 2000, spanning nearly twenty residential buildings. We have likewise leveraged the university foundation to acquire and improve \$9.5MM of former retail and office space for classroom and lab use on property formerly bordering campus and have planned an additional \$2MM investment in rehabilitation of abandoned properties on the downtown main street adjacent to campus for the construction of a state-of-the-art innovation accelerator facility, externally-facing university department offices, green space, and pedestrian connector to and from the university and downtown.

Shawnee State University this year approved a new Strategic Plan that elevates its support for economic and workforce development in the region. Through the training of highly qualified graduates for the workforce and by providing research, equipment, and consulting resources for specific initiatives, SSU is committed to supporting SOPA and its efforts to assess, prepare, and promote development sites in Scioto County. In recent years, we have partnered with SOPA on a number of events, including the Community Economic Development Academy, the brownfield inventory planning meeting, and planning efforts to realize improved riverfront access. We would be pleased to serve on SOPA's Brownfield Advisory Committee, offer our facilities for future meetings, assist with community outreach, continue to collaborate workforce development, and provide additional support to SOPA.

SSU enthusiastically supports this assessment grant application. Please let me know if I may provide anything further in support of this valuable project. We look forward to continuing to partner with SOPA in meaningful ways to advance regional economic development.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Eric Braun', is written over a horizontal line.

Eric Andrew Braun, JD
Vice President for Advancement & External Affairs
740.351.3257
ebraun@shawnee.edu

Office of the President
www.shawnee.edu
740.351.3208 ■ 740.351.3470 fax
940 Second Street ■ Portsmouth, Ohio 45662-4344

COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION
Southern Ohio Port Authority

**Southern Ohio
Medical Center**

Very Good things are happening here

Main Campus
1805 27th Street
Portsmouth, OH
45662

South Campus
1248 Kinneys Lane
Portsmouth, OH
45662

East Campus
2201 25th Street
Portsmouth, OH
45662

740.356.5000
www.somc.org

December 9, 2016

Jason D. Kester
Executive Director
Southern Ohio Port Authority
342 Second Street
Portsmouth, Ohio 45662

RE: Letter of Support for SOPA's U.S. EPA Brownfield Assessment Grant Application

Dear Mr. Kester:

Southern Ohio Medical Center (SOMC) is a 238-bed 501(C)(3) not-for-profit hospital located in Portsmouth with over 15 doctor offices and/or urgent cares in the surrounding communities in a 6 county radius in states of Ohio and Kentucky. We provide emergency and surgical care, as well as a wide range of other health-care services. We are the largest employer in the community, with 2,700 full time and part time employees. Our mission is to truly make a difference in the lives of patients, employees and the surrounding community.

SOMC is aware of SOPA's plans to request a \$300,000 U.S. EPA Community-wide Brownfield Assessment Grant for hazardous substances and petroleum-impacted properties. SOMC fully supports this effort and we hope that the grant-funded assessments and planning efforts will result in improved job opportunities, recreational opportunities, living conditions, and health outcomes for residents within SOPA's target area, the Central Ohio River Terminal Corridor, and within the City and greater Portsmouth area.

SOMC has provided funds to SOPA over the years both in annual cash donations for operations and through in-kind donations of complimentary use of SOMC meeting room facilities, training material, staff hours and recently in refurbishing the SOPA conference room with new chairs, projector and screen. SOMC personnel sit on SOPA's board and local Chamber of Commerce providing significant amount of hours in assisting both with creation of dashboards, strategic planning, hiring practices and policies and any other areas where SOMC can assist with its broad level of management and operations expertise.

In 2008 SOMC completed its \$140 million dollar hospital upgrade and renovation that made all inpatient rooms 'private' and allowed us to enter the open heart surgery service line. SOMC routinely spends over \$15+ million each year in renovations and new equipment. Other recent investments in the community include a new \$14 million dollar Urgent Care with MRI and other medical imaging modalities in Portsmouth, a ground breaking on a similar facility in Wheelersburg (opening 2018), bought land in Lucasville and South Webster, and have purchased 20 new vehicles.

We look forward to serving on the Brownfields Advisory Committee, assisting with outreach and education activities, and helping to develop and implement strategies to address brownfields and neighborhood revitalization. We thank U.S. EPA officials for their consideration of this funding award that will make a true difference in Portsmouth and our region. Please let me know if I can provide any further information.

Sincerely,



Craig Gilliland
Administrative Director of Financial Services and Business Development
740-356-8765
gillilac@somc.org

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/20/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Southern Ohio Port Authority

* b. Employer/Taxpayer Identification Number (EIN/TIN):

900398931

* c. Organizational DUNS:

1221554480000

d. Address:

* Street1:

342 Second Street

Street2:

* City:

Portsmouth

County/Parish:

Scioto

* State:

OH: Ohio

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

45662-9312

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Jason

Middle Name:

Douglas

* Last Name:

Kester

Suffix:

Title:

Executive Director

Organizational Affiliation:

* Telephone Number:

740-250-2099

Fax Number:

740-353-5824

* Email:

jkester@sohpa.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

D: Special District Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Southern Ohio Port Authority's Community-Wide Brownfields Assessment Grant Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: